

RIVERHOMES

Weltje Road
Hammersmith W6

£2,000,000
Freehold



Weltje Road Hammersmith W6

Set on a tranquil residential road near the coveted Upper Mall and the River Thames, this elegant Victorian terrace spans approximately 2,300 sq. ft. across four meticulously maintained floors. All too easily missed and in something of a secret enclave for those in the know seeking a home near the river, this tranquil residential road is an unexpected discovery. With potential for a loft conversion (STPP), the home offers versatile living spaces that balance period charm with

contemporary comfort. The property retains a wealth of original features, including soaring ceilings, intricate ceiling roses, and cornicing, all beautifully preserved. Light pours into the interiors through broad sash windows, while lateral river views create a serene backdrop. The ground floor welcomes you with a graceful entrance hall, leading to a formal dining room that flows seamlessly into a well-appointed kitchen.





Weltje Road Hammersmith W6

Beyond lies a comfortable sitting room, where French doors open onto a private walled garden, lush with mature planting (delete?). A guest toilet completes this level. On the first floor, the spacious principal bedroom, which is currently used as a sitting room, enjoys abundant natural light and river glimpses. Two further double bedrooms and a family shower room are also found here. The second floor comprises two additional double bedrooms, a separate bathroom, and a utility area, offering flexibility for

family living or guest accommodation. The lower ground floor is a self-contained space with its own entrance from Weltje Road. This versatile level includes a bedroom, kitchenette, bathroom, and a patio garden, making it ideal for guests, an au pair, or rental opportunities. Perfectly positioned for riverside walks and the amenities of Hammersmith Broadway, the house also sits within easy reach of sought-after schools, including Latymer, Godolphin, St Paul's, and The Harrodian.

KEY FEATURES

Six bedroom house

Potential for a loft conversion (STPP)

Broad sash windows

Abundant natural light

A patio garden

Within easy reach of sought-after schools





**Weltje Road
Hammersmith W6**

**£2,000,000
Freehold**

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority: London Borough of Hammersmith and Fulham

Internal area: 2,300 sq. ft. / 213.67 sq. m.

No. of bedrooms: 5

Council tax band: G





RIVERHOMES

West London Branch
28 Thames Road
London
W4 3RJ

020 8995 0500
www.riverhomes.co.uk



World Waterside Ltd trading as riverhomes for themselves and its clients give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. 2: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and any services, equipment or facilities have not been tested. 4: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. 5: They assume no responsibility and any intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. If you require clarification of any points please contact us.