



Black Lion Lane, London **W6**

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The area is steeped in a rich and vibrant creative history. It is said that at the turn of the 20th century, three streets in West London-Black Lion Lane, Hammersmith Terrace, and Upper Mall-were pivotal in shaping the course of English typography. This transformation was driven by influential figures such as William Morris, Emery Walker, T.J. Cobden-Sanderson, Edward Johnston, and Eric Gill, all of whom lived and worked locally.

The Terrace, which includes this house, was constructed in 1830, concurrently with St Peter's Church. The subsequent development in St Peter's Square followed soon after.



**Offers in excess of:** £3,000,000

**Tenure:** Available freehold

**Local authority:** London Borough of Hammersmith and Fulham

**Council tax band:** H



The portion of the terrace extending towards the river was demolished during the construction of the A4 road. Before this, Black Lion Lane extended all the way to the waterfront, where there was a landing point. The Cross Keys pub served as a crucial stopover where horses pulling carriages along King Street on their way to Bath could be changed.

Living on Black Lion Lane means being part of a vibrant community with a rich cultural heritage, close to local amenities, parks, and excellent transport links. This exceptional property offers the perfect blend of historic elegance and contemporary comfort, making it an ideal home for those who appreciate the finer things in life.





## Property

This stunning four bedroom house is located on the historic Black Lion Lane, a street rich in creative heritage and architectural splendour. Boasting nearly 2,900 square feet with high ceilings, this home seamlessly combines historical charm with modern living, providing a unique opportunity to reside in a piece of London's storied past.

Upon entering, you are greeted by a wide and inviting hallway on the ground floor, which leads you to a spacious and elegantly appointed reception and dining room with great views of the garden. These rooms are perfect for entertaining guests or enjoying family gatherings. Descending a few steps from the ground floor, you are welcomed into a magnificent conservatory. This bright and airy space, with its panoramic garden views, seamlessly connects the indoor and outdoor living areas. The conservatory opens up to an incredible garden that stretches over 60 feet in length, offering a private retreat for relaxation and outdoor activities.

The lower ground floor features a well-sized kitchen equipped with modern appliances and ample storage, a cozy family room ideal for informal gatherings, and a practical utility room to meet all your household needs. The first floor hosts two spacious bedrooms and two beautifully designed bathrooms, including a luxurious master bedroom with an en-suite bathroom that provides a serene and private space for relaxation. The second floor features two additional generously-sized bedrooms, perfect for family members or guests.

The garden, measuring 61 feet deep and 24 feet wide, is a true oasis within the city. Lush and well-maintained, it offers a perfect setting for outdoor dining, gardening, or simply unwinding in the tranquillity of your private green space. At the back of the garden, the current owners have acquired extra land that was once a stable for horses but now a large home office, adding a unique and historic touch to this exceptional property. This additional land not only enhances the size of the garden but also provides a glimpse into the area's rich history, making it a truly special feature of the home.

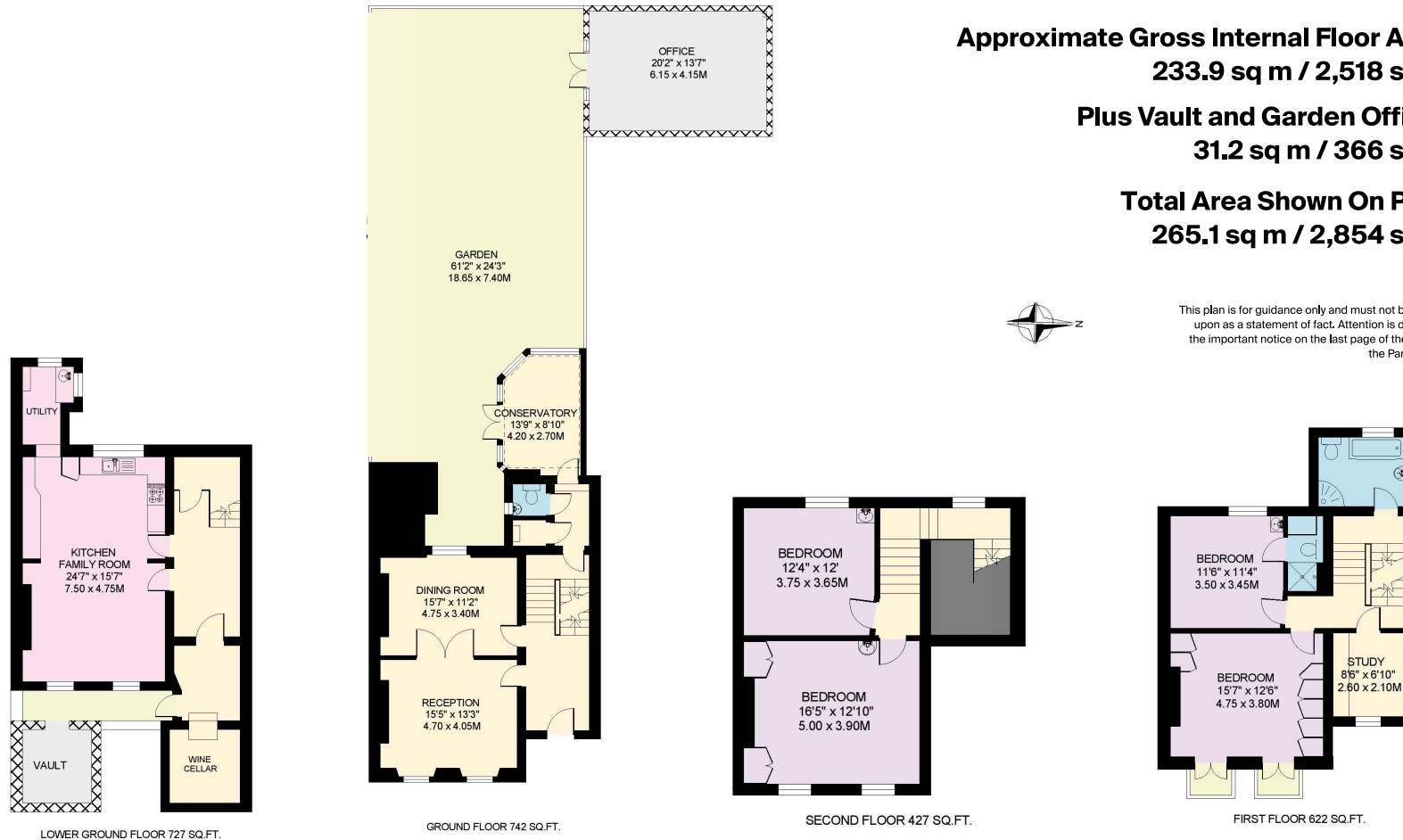




**Approximate Gross Internal Floor Area**  
**233.9 sq m / 2,518 sq ft**

**Plus Vault and Garden Office**  
**31.2 sq m / 366 sq ft**

**Total Area Shown On Plan**  
**265.1 sq m / 2,854 sq ft**



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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