



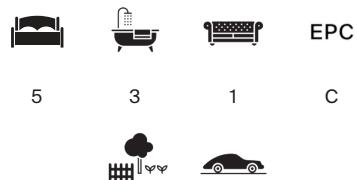
RAVENS COURT SQUARE

London W6



RAVENSCOURT SQUARE LONDON W6

A five bedroom Victorian family home in set within one of Hammersmith's most sought-after garden squares with large private garden and off-street parking.



Local Authority: Hammersmith and Fulham

Council Tax band: H

Tenure: Share of freehold plus leasehold, approximately 114 years remaining**

Guide price: £2,750,000



BEAUTIFULLY PRESENTED VICTORIAN FAMILY HOME

This beautifully presented early Victorian family home, extending to approximately 2,360 sqft, set in the heart of one of Hammersmith's most prestigious addresses—Ravenscourt Square.

Positioned opposite the tennis courts on the north-west side of Ravenscourt Park, the property enjoys a quiet and leafy outlook while being just a short distance from the wide-ranging amenities of Stamford Brook, Hammersmith, and Chiswick.





EXCEPTIONAL LIVING AND ENTERTAINING SPACE

The house offers exceptional living and entertaining space, blending period charm with modern functionality. A key feature is the expansive, open-plan kitchen, dining, and living area measuring an impressive 38'1 by 25'3. This light-filled space forms the heart of the home, with a central feature fireplace and full-height glazed sections that open directly onto a stunning west-facing garden. The garden, extending 56'3 feet and surrounded by mature walls, offers a private and tranquil outdoor setting that captures the afternoon and evening sun—ideal for both family life and entertaining.

Upon entry, the home opens into a welcoming hallway, leading to a versatile ground floor bedroom or study complete with an en-suite shower room—ideal for guests, remote working, or multigenerational living. Adjoining the main living space is a well-appointed pantry and a separate utility room with access to the front of the property, as well as a guest cloakroom, completing the ground floor layout.







FIVE DOUBLE BEDROOMS MODERN BATHROOMS

Upstairs, the first floor comprises four generously sized bedrooms and two bathrooms, including a principal suite with its own en suite shower room.

The layout has been thoughtfully designed to accommodate the demands of a modern family while retaining the proportions and elegance typical of Victorian architecture.

The property also benefits from off-street parking at the front and offers further potential to extend, subject to the usual local authority consents and permissions. Located in one of West London's most desirable garden squares, with excellent access to top-rated schools, parks, and transport links, this is a rare opportunity to secure a substantial and stylish family home in a truly exceptional setting.



*Please note, we have been advised that there is a flying freehold, with the neighbour's bedroom (4 Ravenscourt Square) above the property's kitchen. We have also been advised that the hospital building approximately 200m away from property is planning for conversion. You should ensure you or your advisors make their own enquiries.

**Please also note, this property is currently registered under two leasehold titles both with approximately 114 years remaining on the titles. Please also note that the marketing address for this property differs to that of the official Land Registry Titles. You should ensure you or your advisors make their own enquiries.





LOCAL AREA AND TRANSPORT LINKS

Ravenscourt Square is one of West London's most highly regarded garden squares, offering a rare combination of architectural charm, community atmosphere, and green space. Overlooking the beautifully maintained Ravenscourt Park and its popular tennis courts, the square provides an idyllic and peaceful setting while remaining exceptionally well connected. The area is particularly popular with families, thanks to the close proximity of several outstanding local schools, both state and independent.

Excellent public transport links are available nearby, with Stamford Brook and Ravenscourt Park Underground stations (District Line) offering swift access into central London, the City, and beyond.







Approximate Gross Internal Area = 219.28 Sq m / 2360 Sqft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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