

# RIVERHOMES20

Weltje Road  
Hammersmith W6

£1,940,000  
Freehold



## Weltje Road Hammersmith W6

Coming to the market for the first time in over 70 years is this elegant Victorian terraced town house located in a quiet residential road adjacent to Upper Mall and the River Thames. Enjoying lateral views of the river and encompassing 2,586 sq. ft. of versatile living accommodation over 5 floors, this property exhibits many period features including exceptionally high ceilings, and original ceiling roses and cornicing. This lovely home comprises on the ground floor; a welcoming entrance hallway leading to an elegant staircase, large double reception room, kitchen with side return and views into the private and mature walled garden. On the first floor are a spacious second reception room/master

bedroom featuring broad sash windows, two further double bedrooms and family bathroom. The second floor currently offers a second kitchen which could easily be converted into a double bedroom/master bedroom suite, bedroom and bathroom. The top floor presents a large double room with en suite bathroom. The lower ground floor can be arranged as a separate dwelling in its own right, with its own independent access via steps from Weltje Road, and features a bedroom, kitchenette, bathroom and utility room. The property is in need of a fairly substantial renovation and is priced accordingly, so that the new owners can really stamp their own mark on it.

### KEY FEATURES

**Elegant Victorian terraced town house**

**Lateral views of the river**

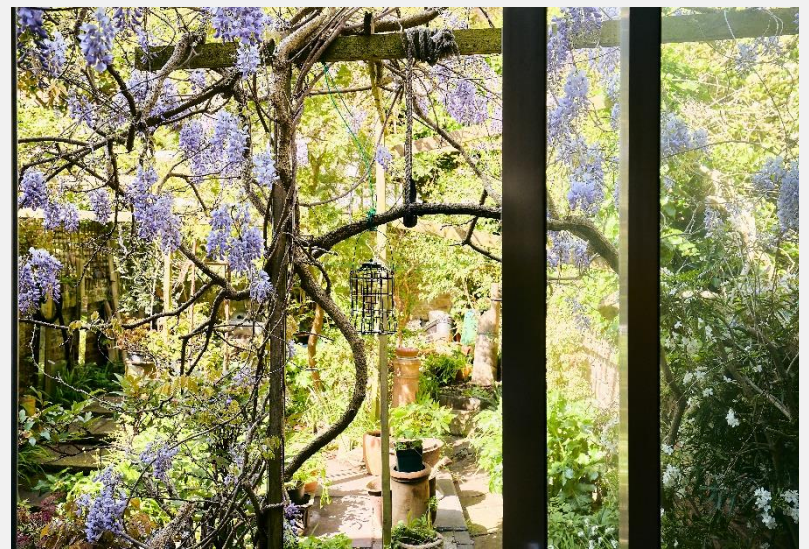
**Located in a quiet residential road**

**Private and mature walled garden**

**2,586 sq. ft. of versatile living accommodation**

**Within catchment area for Lattimer, Godolphin, St Pauls and Harrodian schools**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63   D	76   C
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hammersmith and Fulham
<b>Internal area:</b>	2,586 sq. ft. / 240.51 sq. m.
<b>Council tax band:</b>	G
<b>No. of bedrooms:</b>	5

