

RIVERHOMES

The Old Wharf House
Lower Mall W6

£1,250,000
Guide Price



The Old Wharf House Lower Mall W6

Nestled along the sought-after Lower Mall in Hammersmith, this exceptional home occupies a prime spot among a collection of charming, historic residences. Offering the perfect balance of comfort and elegance, it is equally suited as a main residence or a stylish pied-à-terre.

The property is immaculately presented, featuring breathtaking views of Hammersmith Bridge and a sweeping panorama of the River Thames from both the property and its expansive, full-width private roof terrace.





The Old Wharf House Lower Mall W6

The ground floor hosts a spacious main reception room, a well-appointed kitchen, dining room, and a light-filled conservatory, while the first floor boasts two generous double bedrooms and a modern bathroom.

With direct access to the Thames towpath, this tranquil location offers a serene escape along the river. Local transport options are excellent, with numerous bus routes and tube lines all within a short half-mile radius.

KEY FEATURES

2 bedrooms

1 bathroom

2 receptions

Direct River Thames views

Good sized double bedrooms

Conservatory

Full-width private roof terrace with views of the Hammersmith Bridge

Direct access to the Thames towpath





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:

London Borough of Hammersmith & Fulham

Internal area:

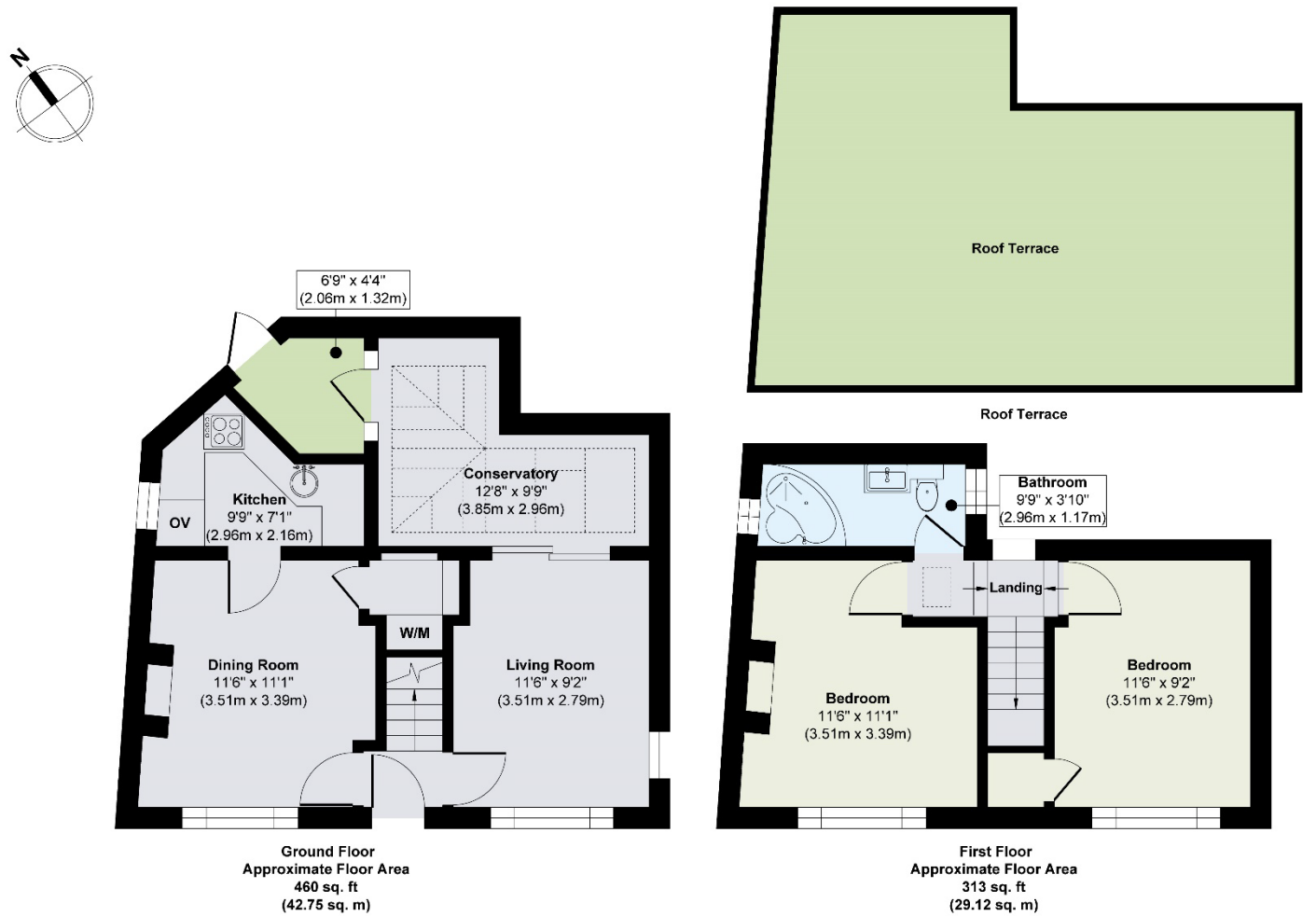
773 sq. ft. / 71.87 sq. m.

Council tax band:

G

No. of bedrooms:

2





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.