



21 CRISP ROAD

Hammersmith Riverside | London, W6 9RL

FREEHOLD RESIDENCE

4-STOREY LAYOUT

HMO POTENTIAL

RIVERSIDE ENCLAVE

Property Sales Brochure Particulars

London Borough of Hammersmith & Fulham

21 CRISP ROAD

Hammersmith Riverside | London, W6 9RL — Detailed Particulars

Executive Summary

Situated in one of West London's most vibrant riverside enclaves, **21 Crisp Road** is an exceptional **four-storey freehold property** offering remarkable flexibility, contemporary styling, and high-yield investment potential. Featuring hardwood oak flooring, sleek marble-effect bathrooms, an open-plan lower ground living suite with private patio, and 3-4 adaptable upper rooms, this home offers outstanding potential for owner-occupiers and savvy investors alike.

PROPERTY ARCHITECTURE & LAYOUT

Lower Ground Floor

Living & Kitchen: 6.39m x 4.27m (21' x 14')

Expansive open-plan living and kitchen area with polished porcelain flooring, glossy cabinetry, and integrated appliances. Direct access via French doors to a private paved patio courtyard. Features a dedicated utility room and guest WC.

Ground Floor

Bedroom 3: 4.30m x 2.60m (14'1" x 8'6")

Main ground entrance featuring oak flooring and white balustrade staircase. Includes a well-proportioned double bedroom/reception room and a luxury family bathroom styled in floor-to-ceiling Calacatta marble with bath and overhead shower.

First Floor

Room 1: 4.21m x 3.36m | Room 2: 2.60m x 2.47m

Designed with exceptional convenience, this level houses two multi-purpose study/dressing rooms, **each fitted with its own private en-suite shower room and WC**. Completed with mirrored wardrobes and oak flooring.

Mezzanine Floor

Bed 1: 4.17m x 2.36m | Bed 2: 4.17m x 3.29m

Top floor sleeping quarters accessed through the study below, featuring two peaceful double bedrooms benefiting from natural skylight features, high ceilings, and quiet elevation away from main social areas.



Investment & HMO Potential

With **4 total bathrooms/WCs** distributed across four floors, independent access to private lower-ground living spaces, and modular first-floor study suites, 21 Crisp Road represents a prime asset for **House in Multiple Occupation (HMO)** conversion or professional co-living letting (subject to standard local licensing). High rental demand is assured by nearby healthcare and academic institutions.

LOCATION, TRANSPORT & CATCHMENT



Transport Links & Connectivity

- **Hammersmith Station (8-10 min walk):** District, Piccadilly, Circle & Hammersmith & City lines. Direct to West End, City & Heathrow.
- **A4 / M4 Access:** Rapid road connection into Central London and out towards M25 and Heathrow.
- **Micro-Mobility:** Santander Cycles docking station right on Crisp Road.



Lifestyle & Surroundings

- **Riverside Studios:** Adjacent iconic arts venue featuring independent cinema, theatre, and dining.
- **Thames Path:** Seconds away from scenic riverside walking paths and historic waterside pubs (*The Blue Anchor*, *The Dove*).
- **Shopping & Healthcare:** Close to Livat Hammersmith (IKEA City), King St, and Charing Cross Hospital.

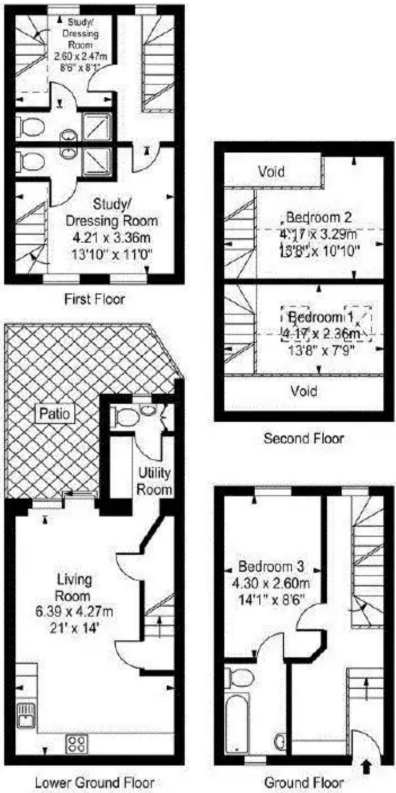


PREMIER LOCAL SCHOOLS

Latymer Upper School & Prep (Co-ed Independent)	0.2 miles
St Paul's CE Primary School (Outstanding State Primary)	0.1 miles
West London Free School (Acclaimed State Secondary)	0.3 miles
Godolphin & Latymer School (Girls Independent)	0.6 miles

PROPERTY SUMMARY

Tenure	Freehold
Property Type	4-Storey Terraced House / Townhouse
Bedrooms	3 Double Bedrooms + 2 Multi-Purpose Study / Dressing Rooms
Bathrooms / WCs	1 Luxury Marble Family Bath, 2 Private En-Suite Showers, 1 Guest WC
Outdoor Space	Private Lower Ground Courtyard Patio
Council Tax Band	Band F (London Borough of Hammersmith & Fulham)
EPC Rating	Rating C (Standard energy efficiency for modern refurbished specs)
Local Authority	London Borough of Hammersmith & Fulham



Important Notice: These particulars are prepared for guidance only and do not form part of any contract. Floor plans and measurements are approximate. Prospective buyers are encouraged to conduct their own survey.