

RIVERHOMES

**Eyot Gardens
Hammersmith W6**

Offers in Excess of £1,250,000
Freehold



Eyot Gardens Hammersmith W6

Set at the end of a quiet terrace in Eyot Gardens, this three-storey house is a rare opportunity to restore a characterful London home adjacent to Chiswick Mall and the River Thames.

The property sits within a street of late Victorian houses on the Chiswick/Hammersmith border, where well-proportioned homes were built to serve the growing riverside community. Today, the setting retains a sense of calm, tucked away from the busier thoroughfares, yet with easy access. Arranged over three floors, the house offers a well-balanced plan with a traditional

arrangement of living spaces on the ground floor and bedrooms above. Original features remain, including a fireplace in the principal reception room, which provides a natural focal point. There is clear scope to enhance and update the existing layout. There is also the potential to extend, subject to the usual consents.

The property has mature front and rear gardens and offers the advantages of a quiet residential area and a setting close to the river and its towpath walks.

KEY FEATURES

3 bedrooms

3 bathrooms

3 floors

End-of-terrace Victorian period town house

Large reception with period fireplace

Front and rear garden

Walking distance to River Thames

Excellent transport links from Stamford Brook and Ravenscourt Park Stations





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Hammersmith and Fulham
Internal area:	1,331 sq. ft. / 123.80 sq. m.
No. of bedrooms:	3
Council tax band:	G - £2,532.52 per annum approx.

