

# RIVERHOMES

**Eyot Gardens  
Hammersmith W6**

**OIEO £1,750,000  
Freehold**



## Eyot Gardens Hammersmith W6

A beautifully presented Victorian house in one of west London's most distinctive riverside settings, moments from the Thames and Chiswick Mall. Arranged over three floors, the four bedroom, two bathroom house combines the scale and elegance of its late Victorian architecture with a beautifully considered contemporary interior. The house retains a wealth of period character, including original marble fireplaces, intricate cornicing and a handsome timber staircase, while generous proportions and a thoughtful layout create a

sense of calm and space throughout. At the heart of the house, the impressive reception and dining spaces flow towards a light-filled kitchen, where a glazed roof brings the garden and sky into the everyday experience of the house. Beyond, a delightful 28-foot garden provides a secluded outdoor room, equally suited to long lunches, evening drinks or simply enjoying the quieter pace of life beside the river. There is also a cellar, separate utility area, downstairs toilet and useful loft space.





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Eyot Gardens forms part of the historic riverside landscape between Hammersmith and Chiswick, within the Mall Conservation Area. The late Victorian terrace was developed as part of the area's growth in the late 19th century, its architecture characterised by handsome proportions and a strong, cohesive street presence. Today, the setting retains an unusually tranquil, village-like quality, with the Thames, Chiswick Mall and Chiswick Eyot all close at hand.

Life here naturally revolves around the river, from walks along the Thames Path to the cafés, pubs and restaurants of Chiswick Mall and Hammersmith. Stamford Brook Underground is around a seven-minute walk, with the M3, M4 and M25 also readily accessible.

### KEY FEATURES

**4 bedrooms**

**2 bathrooms**

**Victorian terrace house**

**28-foot private garden**

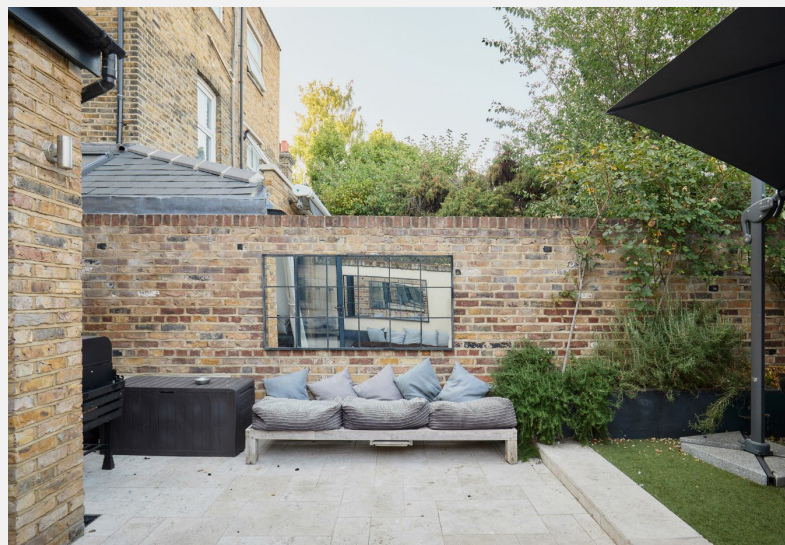
**Impressive reception and dining spaces**

**Light-filled kitchen with glazed roof**

**Original marble fireplaces, cornicing and timber staircase**

**Cellar, utility area, guest toilet and loft space**

**Excellent transport links via Stamford Brook station & the M3 / M4 / M5**





ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 51 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

KEY INFORMATION

Local authority:

London Borough of Hammersmith & Fulham

Internal area:

1,986 sq. ft. / 184.50 sq. m.

No. of bedrooms:

4

Council tax band:

G - £2,532.52 per annum approx.

