

RIVERHOMES

**Lord Napier Place
Upper Mall W6**

**£1,465,000
Freehold**



Lord Napier Place Upper Mall W6

Tucked away in a discreet, tree-lined cul-de-sac just moments from the River Thames, this beautifully reimagined four bedroom townhouse unfolds across three floors of light-filled, well-considered space. Originally built in the 1970s, it offers off street parking and a garage leading into a usefull utility room, toilet and large kitchen dining room leading onto its beautiful west facing walled garden. On the first floor there are two generous rooms bedrooms/receptions both with views of the river and a family shower room. The top floor provides three further bedrooms (all with river

views) and a family bathroom. Lord Napier Place is a quiet enclave off Upper Mall, moments from the landscaped riverside walks of Hammersmith and the historic pubs lining the Thames Path. Excellent transport connections are within easy reach, with Hammersmith and Ravenscourt Park Underground stations both around ten minutes' walk away. The A4 offers swift access by car in and out of central London. Notable nearby schools include St Paul's, Godolphin and Latymer, and the Harrodian.

KEY FEATURES

4 bedrooms

3 bathrooms

3 floors

Tucked in private cul-de-sac

Large open plan kitchen

Originally built in the 1970s

Off street parking and garage

Notable nearby schools include St Paul's, Godolphin and Latymer, and the Harrodian

Walking distance to Hammersmith's riverside walks and historic pubs

Excellent transport links from Hammersmith and Ravenscourt Park underground stations and the A4





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Hammersmith and Fulham
Internal area:	1,579 sq. ft. / 144 sq. m.
No. of bedrooms:	4
Council tax band:	G - £2532.52 per annum approx.
Service charge:	£525 per annum approx.

