

RIVERHOMES

Weltje Road
Hammersmith W6

£2,000,000
Freehold



Weltje Road Hammersmith W6

Set on a tranquil residential road near the coveted Upper Mall and the River Thames, this elegant Victorian terrace spans approximately 2,300 sq. ft. across four meticulously maintained floors. All too easily missed and in something of a secret enclave for those in the know seeking a home near the river, this tranquil residential road is an unexpected discovery. With potential for a loft conversion (STPP), the home offers versatile living spaces that balance period charm with

contemporary comfort. The property retains a wealth of original features, including soaring ceilings, intricate ceiling roses, and cornicing, all beautifully preserved. Light pours into the interiors through broad sash windows, while lateral river views create a serene backdrop. The ground floor welcomes you with a graceful entrance hall, leading to a formal dining room that flows seamlessly into a well-appointed kitchen.





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Beyond lies a comfortable sitting room, where French doors open onto a private walled garden, lush with mature planting (delete?). A guest toilet completes this level. On the first floor, the spacious principal bedroom, which is currently used as a sitting room, enjoys abundant natural light and river glimpses. Two further double bedrooms and a family shower room are also found here. The second floor comprises two additional double bedrooms, a separate bathroom, and a utility area, offering flexibility for

family living or guest accommodation. The lower ground floor is a self-contained space with its own entrance from Weltje Road. This versatile level includes a bedroom, kitchenette, bathroom, and a patio garden, making it ideal for guests, an au pair, or rental opportunities. Perfectly positioned for riverside walks and the amenities of Hammersmith Broadway, the house also sits within easy reach of sought-after schools, including Latymer, Godolphin, St Paul's, and The Harrodian.

KEY FEATURES

Six bedroom house

Potential for a loft conversion (STPP)

Broad sash windows

Abundant natural light

A patio garden

Within easy reach of sought-after schools





ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

KEY INFORMATION

Local authority:

London Borough of Hammersmith and Fulham

Internal area:

2,300 sq. ft. / 213.67 sq. m.

No. of bedrooms:

5

Council tax band:

G





RIVERHOMES

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