

# RIVERHOMES

Lord Napier Place  
Hammersmith W6

£2,500,000  
Freehold





## Lord Napier Place Hammersmith W6

Perched on the edge of the River Thames with 180 degree views of the river is this magnificent four bedroom terraced town house. Lord Napier Place is located on Chiswick / Hammersmith borders with wonderful river walks and local river hostellers. Providing over 1,900 sq. ft. of versatile living accommodation, the property is laid out as follows: the ground floor comprises an entrance hall which sits beside the integrated garage (which could be converted into further living space if desired), a utility room and cloakroom with toilet.

To the first floor is a large kitchen breakfast room and dining living area, which leads out onto the garden/patio area with uninterrupted river views. The second floor has two double bedrooms, a third single bedroom/study and family bathroom, and on the top floor is a stunning master suite with en suite bathroom, and potential dressing room / fifth bedroom leading onto a magnificent balcony.







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The property's location provides easy access to central London via the A4, and via the M4 for Heathrow Airport and the west of England. Ravenscourt Park & Hammersmith underground stations are close by (District line, Piccadilly line, Circle line and Hammersmith & City line).

### KEY FEATURES

**4 bedrooms**

**2 bathrooms**

**Over 1,900 sq. ft. of living space**

**Integrated garage**

**Uninterrupted 180 degree views of the river**

**River views from the private balcony & terrace**

**En suite master bedroom**

**Transport links via the A4 / M4**

**Access to District line, Piccadilly line, Circle line and Hammersmith & City line**







ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:

London Borough of Hammersmith & Fulham

Internal area:

1,910 sq. ft. / 177.66 sq. m.

Council tax band:

H

No. of bedrooms:

4









