



## Lord Napier Place, Hammersmith, W6

£1,275,000 Freehold

A fabulous period house with scope for improvement, moments from the river Thames.

Double Reception Room | Kitchen | 3 Bedrooms | Bathroom | Cloakroom | Garage | 1402 Sq Ft /  
130 Sq M | Council Tax Band G | EPC Rating Band E

**Winkworth**

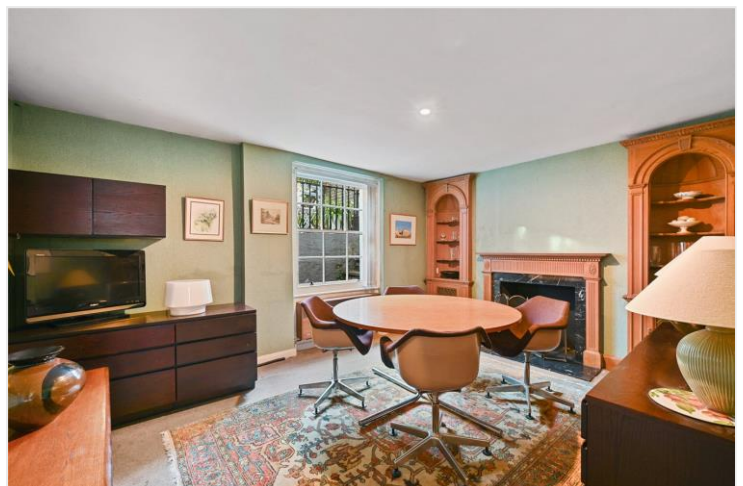


## LOCATION

Lord Napier Place is a private gated road just moments from the Thames Path, with its variety of pubs, cafes and other amenities. King Street and Chiswick High Road are both within easy reach, with the closest Underground stations being Ravenscourt Park, Stamford Brook and Hammersmith.

## DESCRIPTION

Whilst offered in good condition, the house offers scope for the in-going purchaser to update to their own tastes. Accommodation comprises entrance hall, cloakroom and double reception room on the raised ground floor; kitchen, bedroom/dining room and study area on the lower ground floor and two bedrooms (one with partial river view) and bathroom on the top floor. The house further benefits from a private walled garden, a designated parking space within Lord Napier Place and also a separate garage, with gated access from Oil Mill Lane.





**LOCAL AUTHORITY**  
Hammersmith & Fulham

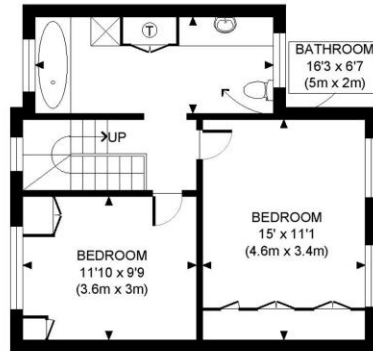
**TENURE**  
Freehold.

**PRICE:** £1,275,000 Freehold



### Energy Efficiency Rating

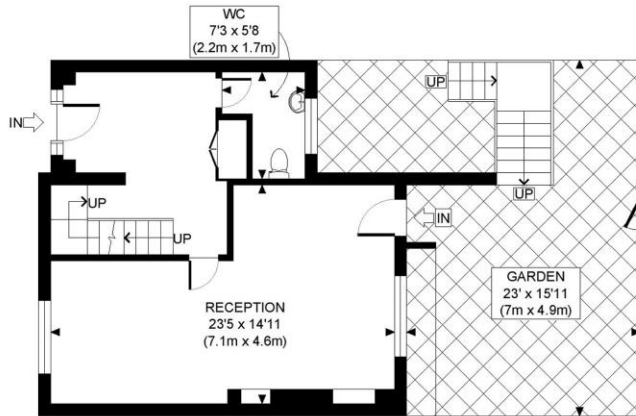
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 464 SQ FT



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 462 SQ FT



RAISED GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 476 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1402 SQ FT/ 130 SQM

## PROPERTY PHOTO PLANS .COUK

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

Hammersmith | 0207 371 4466 | hammersmith@winkworth.co.uk

# Winkworth

for every step...

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.