

89 Ravenscourt Road

Hammersmith, London, W6 0UJ



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# Ravenscourt Road £3,950,000

## Description

An elegant Victorian townhouse which has been the subject of meticulous renovation utilising high quality materials and bespoke fittings throughout. Within a renowned and prestigious conservation area located on the favoured west side of the road with uninterrupted open aspects over Ravenscourt Park. Extremely comfortable accommodation flexible in design and ideal for family living and entertaining. The accommodation is arranged over four floors to include magnificent double drawing room with two elegant matching fireplaces, ornate ceiling corning, window shutters and solid oak doors, secondary kitchenette and snug/conservatory. On the lower ground floor is the dining room, kitchen complete with double range AGA leading out to the rear garden, bathroom with steam shower and excellent storage in the original front vault. Four double bedrooms all with bespoke built in cupboards and two bathrooms fitted with cast iron baths complete the accommodation. Large loft storage. The property was taken back to bare brick in the 1980/90's and sympathetically rebuilt and restored with very high-quality materials and fittings. Outside the garden is the 64' west facing and backing onto the quiet and peaceful bowling green part of Ravenscourt Park. Subject to formal consents there is potential to enlarge and create additional accommodation. Four adjoining freehold garages nearby available by separate negotiaton. Without doubt, Ravenscourt Road is regarded as one of the premier roads in the neighbourhood. Within east reach of Ravenscourt Park tube station and excellent amenities. The demographics are truly first class, various health clubs and the river are in close proximity. The borough has exceptional schools namely Ravenscourt Park Prep, Latymer, St Pauls, John Betts primary and West London Free school. Situated on the borders of Chiswick & Hammersmith offering easy access to central London and the West End via A4/M4 leading to Heathrow, M25 the M3 and M40.







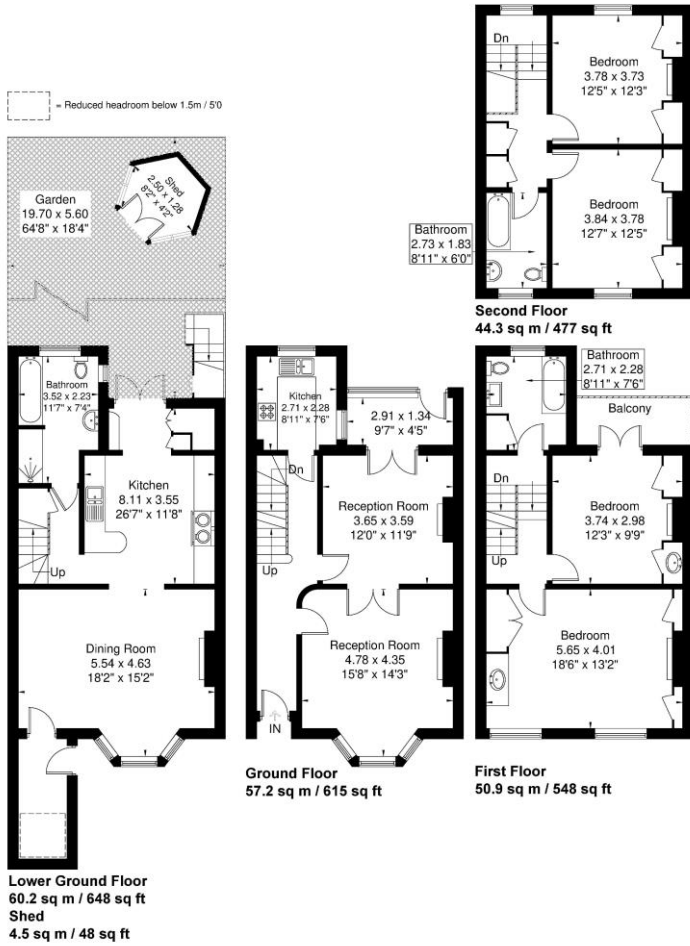
### Key Features

- | 2355 sqft
- | Elegant, Victorian townhouse
- | Backing onto Ravenscourt Park
- | Three reception rooms
- | Scope to enlarge (STPP)
- | 64' west-facing garden
- | Excellent local schools
- | Period features
- | Four freehold garages available by separate negotiation



# Ravenscourt Road

Approximate Gross Internal Area = 212.6 sq m / 2288 sq ft  
 Shed = 4.5 sq m / 48 sq ft  
 Reduced Headroom = 1.8 sq m / 19 sq ft  
 Total = 218.9 sq m / 2355 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.  
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