77 Goldhawk Road, Shepherd's Bush, London W12 8EH



Frithville Gardens, London W12

A recently refurbished Victorian terraced house providing almost 1,400 sq ft of accommodation, set at the top end of Frithville Gardens, a highly desired residential street in Shepherd's Bush, adjacent to the delightful Hammersmith Park, home to a Japanese Garden.

This well-presented family home offers a modern open-plan double reception room with an integrated living room/kitchen that spans the entire ground floor, leading out to a west facing garden, a principle bedroom on the top floor with an en suite shower room, two further double bedrooms on the first floor, a family bathroom, and a ground floor cloak room. Situated in a sought-after location, only a stones throw away from Hammersmith park, seamlessly connecting you to White City Station (Hammersmith & City, Circle and Central lines) and only a short walk from the Shepherd's Bush Mildmay overground line. As well as being in easy reach to the extensive shopping and leisure amenities of Westfield shopping complex, including John Lewis and the exclusive SoHo House private members' club.

Offers in excess of: £1,100,000 Freehold

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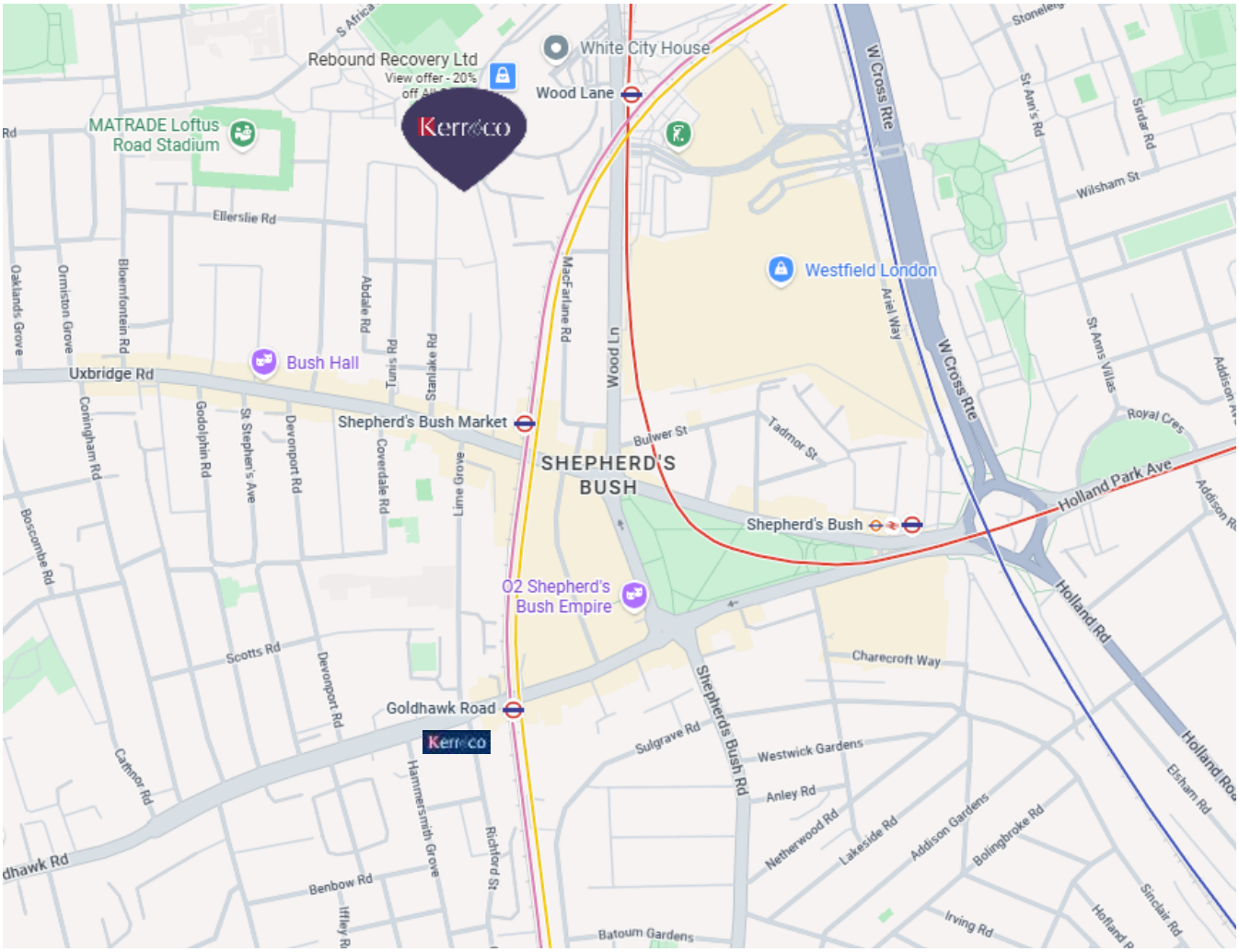
Frithville Gardens, London W12 7JQ



Modern Victorian terraced house.
Recently renovated.
Open plan double reception room with an integrated kitchen occupying the entire ground floor.
Principal bedroom with en suite shower room.
Air conditioning installed on the top floor.
A further two double bedrooms.
Large family bathroom.
Ground floor cloak room.
Private West facing garden.
Close to Parks.
Close to schools.
Well located on this residential street for ease of access to the excellent local transport connections as well as the broad spectrum of local shopping and leisure pursuits.
N.B. some photo's have CGI furniture.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

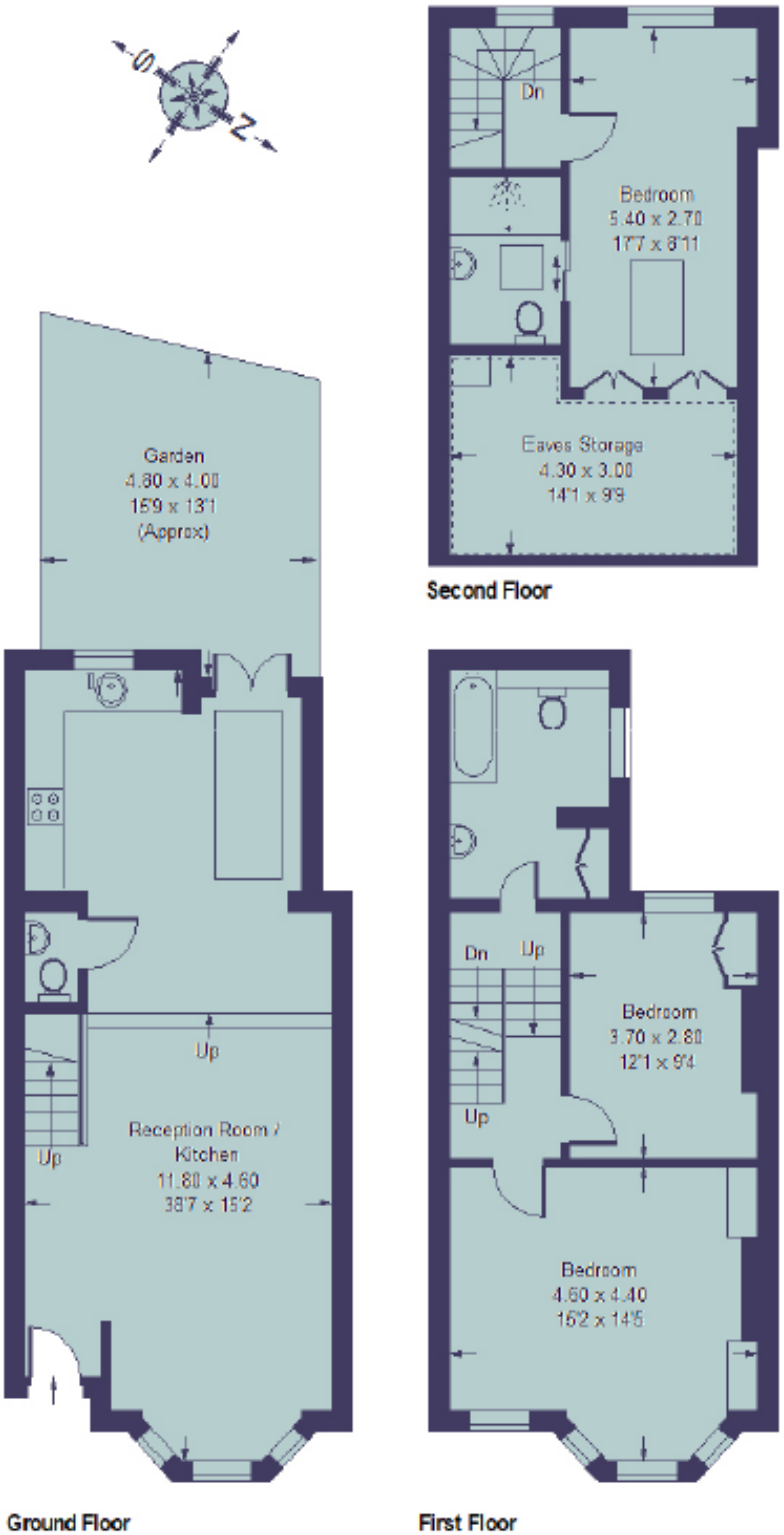
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band F (£2,194.84 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Internal stairs
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators
Flood risk:	Available on request

Frithville Gardens, London W12 7JQ

Offers in excess of: **£1,100,000**

Recently refurbished Victorian terraced family home.

Approximate gross internal floor area: **1,380 Sq. Ft./ 128 Sq. M.** (including eaves storage)



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Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements or doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.