

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

Kerr&co



Frithville Gardens, London W12

A well presented Victorian house set on this cul de sac within a few moments walk of Westfield and the Central Line station at White City which is accessed through the BBC development and Hammersmith Park.

The accommodation provides two double bedrooms, a large family bathroom interlinking reception rooms, a well appointed kitchen leading on to the West facing rear garden. There is scope to enlarge the house into the side return area of the garden and into the loft to create a master bedroom subject to the usual consents.

Guide Price: £975,000 Freehold

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Frithville Gardens, London W12 7JQ

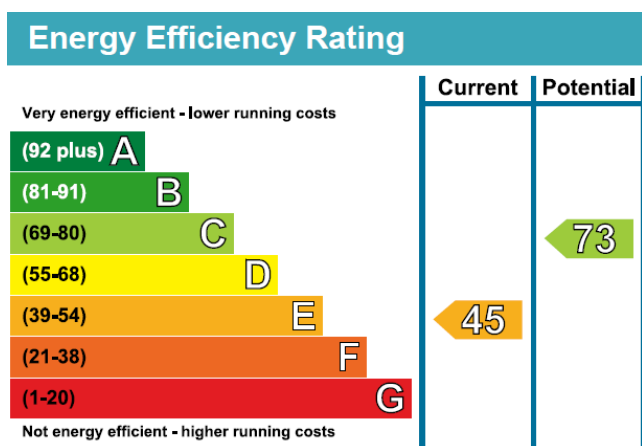
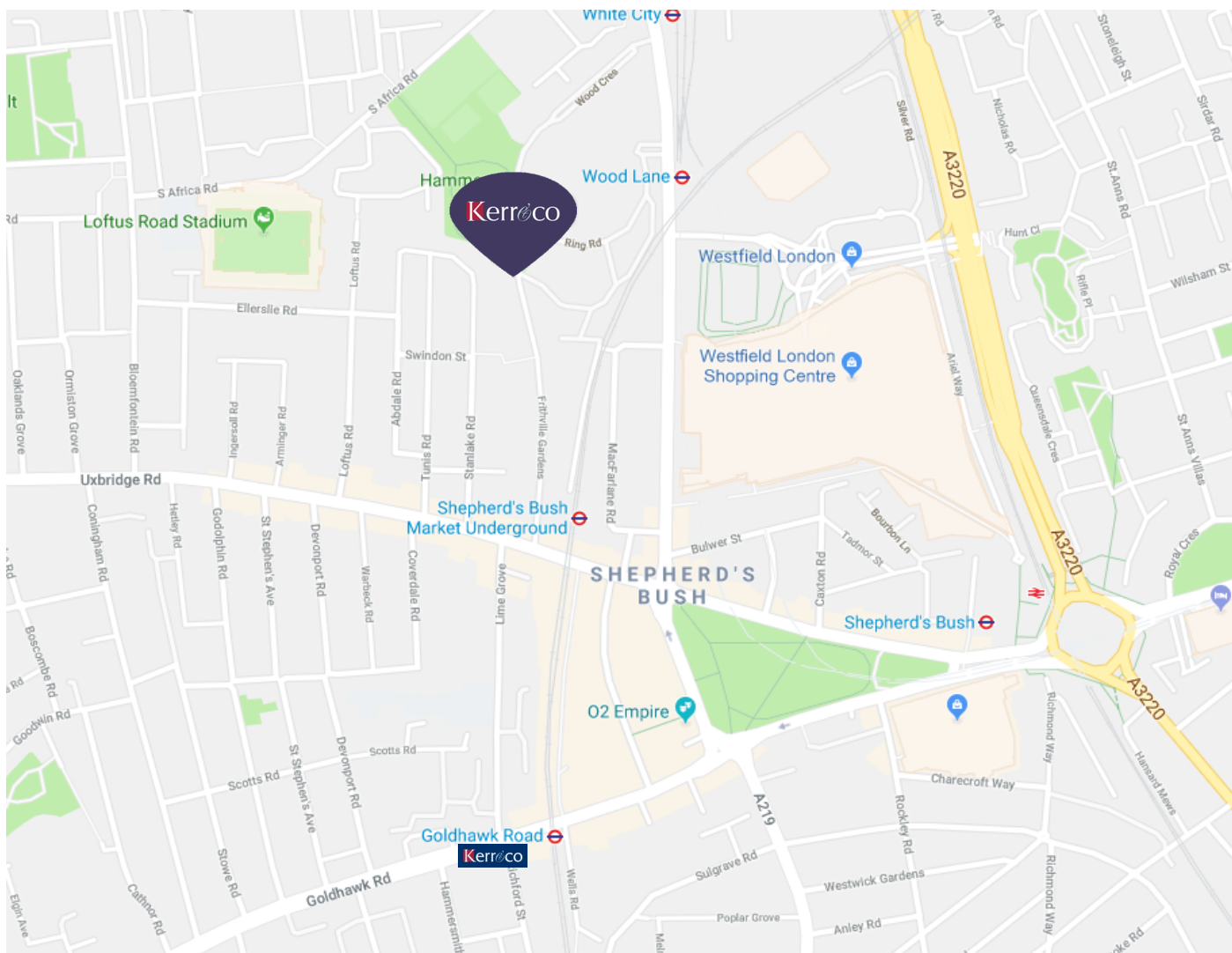
A charming bay fronted Victorian house close to the entrance of Hammersmith Park.
Dual aspect reception room leading on to the rear garden.

Two double bedrooms.
Kitchen / Breakfast room.
Spacious family bathroom.
West facing garden.

Conveniently located for ease of access to transport, leisure and local facilities at Westfield London and Central Line underground station at White City—all accessed through the new BBC Development with its restaurants and White City House (part of the Soho House group).

Highly regarded, quiet, residential street





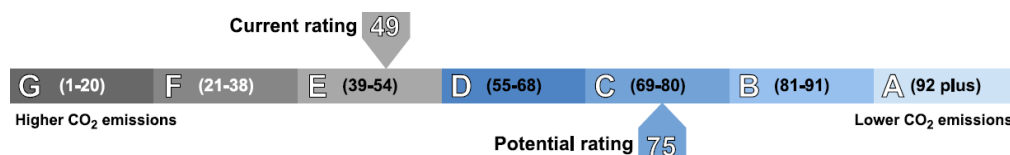
The graph shows the current energy efficiency of your home.

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.



Frithville Gardens, W12 7JQ

Two bedroom Victorian terraced house

Approximate gross internal floor area

993SQ. FT. (92.3 SQ. M.)

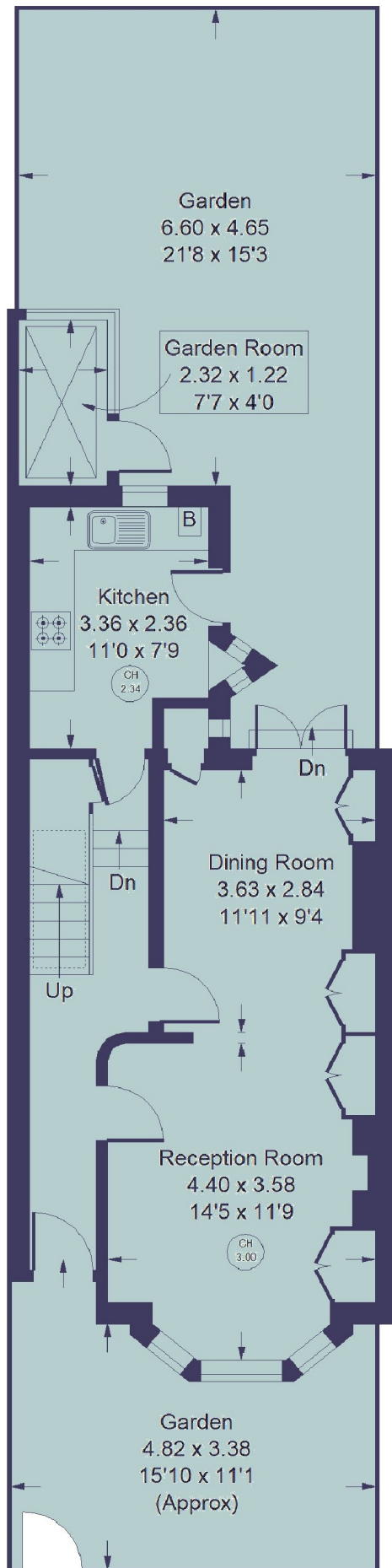
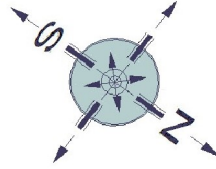
Guide Price: **£975,000**

Tenure: **Freehold**

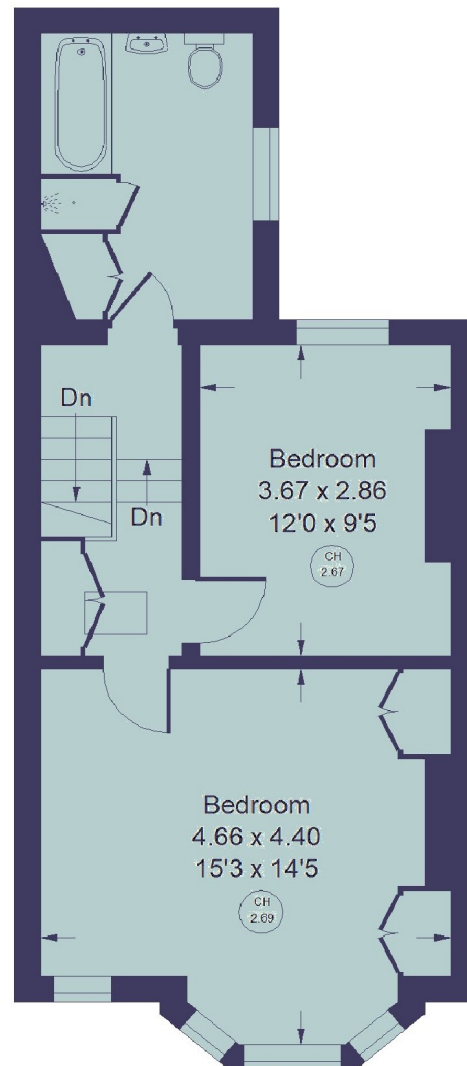
EPC Rating: TBC

Parking: Residents parking permit


Council Tax: Band F (2019/20 £1,563.66)



Ground Floor



First Floor

 = Reduced headroom
below 1.5 m / 5'0

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 of 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.