

TO LET



Frithville Gardens, Shepherds Bush, W12 7JN

£2,000.00 PCM



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Property Description

A spacious two-bedroom top floor conversion flat just moments from Shephard's Bush Market station and the famous Westfield Shopping Centre. The property comprises of a spacious living room, a good-sized kitchen, bathroom with shower, and two good sized double bedrooms.

The property is ideally located a minute's walk from Shepherd's Bush Market Underground (Circle & Hammersmith) and a short walk to Shepherd's Bush Overground (Mildmay & Southern) providing you with excellent transport links.

An abundance array of shops, restaurants, bars and pubs are all within a close proximity of the property.

The property is situated on the quiet residential Frithville Gardens which is perfect for a young family or sharers needing to be close to transport.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

Date Available – 15/10/2025

Holding deposit amount – £ 461.40

Security Deposit amount (Five weeks rent) – £2,307.00

Council Tax Band – D

Local Authority – Hammersmith and Fulham



Property Type
Flat (Second Floor)



Construction Type
Brick



Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



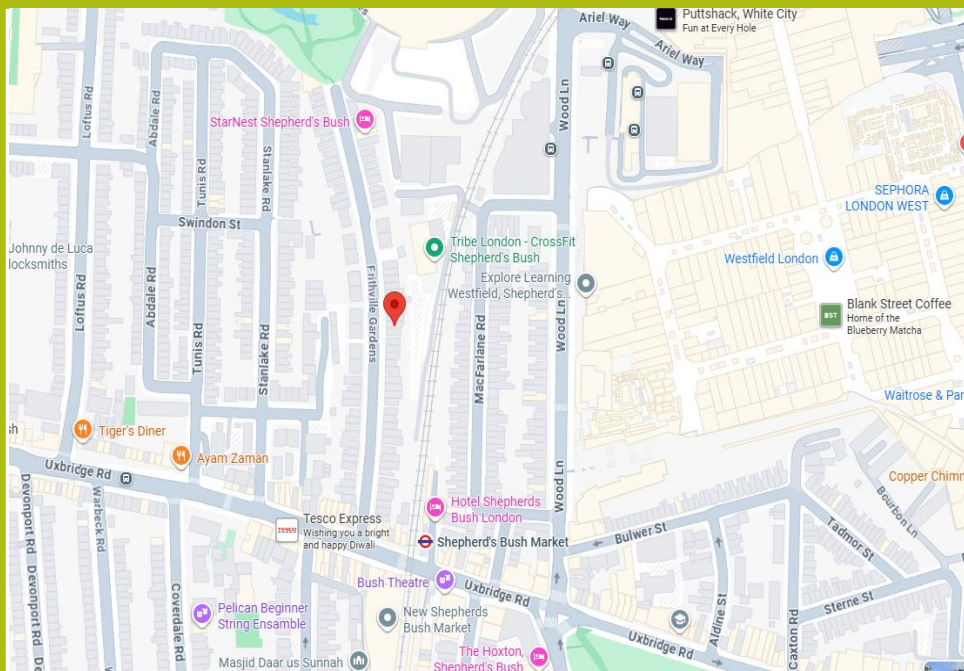
Mobile Signal
Good coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None

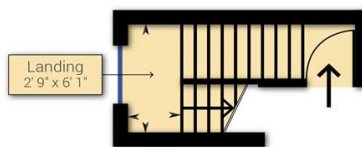


Proposed Development in Immediate Locality?
None

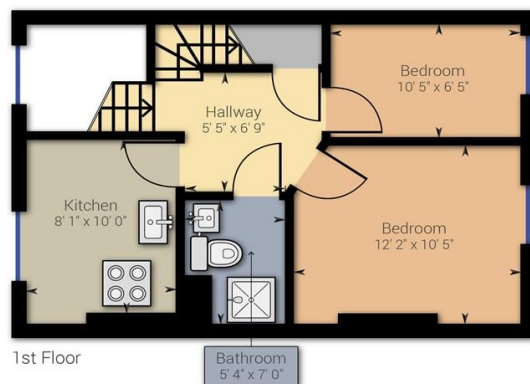




2nd Floor



Ground Floor



1st Floor

Approximate net internal area: 736.55 ft² / 68.44 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | | |
| 55-68 D | 55 | 61 |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |

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