

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

Kerr&co



Frithville Gardens, London W12

An exceptional five bedroom Victorian family home, this impressive end-of-terrace semi-detached property offers approximately 2,300 sq ft of accommodation arranged over four floors, complete with pedestrian side access and a beautifully proportioned 52 ft west-facing garden.

Full of period charm, the house retains many original features while also offering scope for refurbishment and extension (subject to the usual planning consents), making it an exciting opportunity for a discerning buyer. The accommodation is arranged over three natural floors with excellent ceiling heights throughout. The ground floor comprises a spacious reception room with ornate fireplace, leading through to a generous kitchen and dining area which flows seamlessly out to the private west-facing garden. Upstairs, there are four well-proportioned bedrooms served by three bathrooms (two en suite), as well as a utility room/fifth bedroom and a versatile loft room. Frithville Gardens is ideally positioned near Hammersmith Park and moments from the world-class shopping, dining, and entertainment at Westfield London. White City Living and the flagship Soho House private members' club are also nearby. Transport connections are outstanding, with White City (Central line), Wood Lane (Circle and Hammersmith & City), and Shepherd's Bush (Central line, Overground) stations all within easy reach.

Offers in excess of: £1,500,000 Freehold

020 8743 1166
sales@kerrandco.com

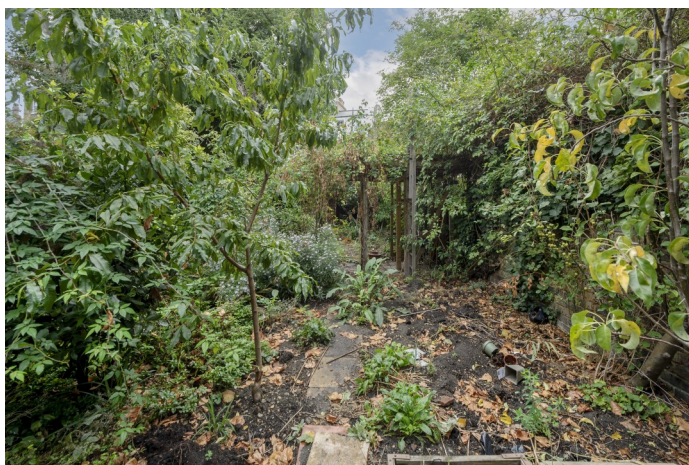
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Frithville Gardens, London W12 7JQ



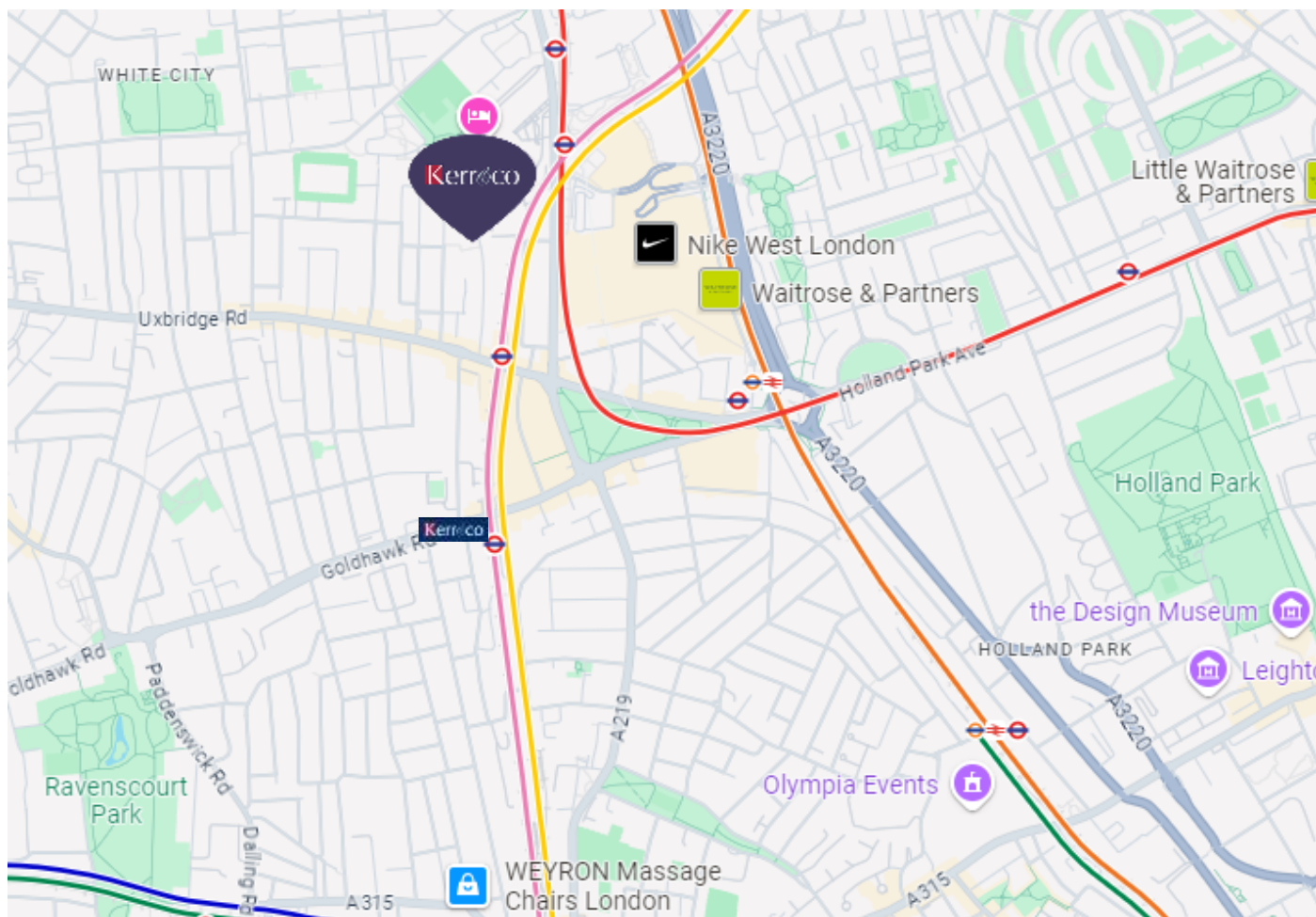
5 bedroom house.
Scope to extend further and refurbish the house.
Three bathrooms, (two that are en suites).
End of terraced Victorian house with pedestrian access.

52 ft West facing garden.
High ceilings throughout.
Offers circa 2,300 sq ft of accommodation.
A lot of period charms.
A natural three storey house with loft room making it a four floors.

Ideal location at the Hammersmith Park end of Frithville Gardens with easy access to transport links and shopping facilities at White City, Westfield Shopping Complex and Shepherd's Bush Green.
No onward chain.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 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.

Tenure and other pertinent information

Freehold

Parking: Eligible for a LBHF residents parking permit

Council Tax: To be confirmed but assumed Band G (£2,419.03 for current financial year 25 /26).

Connected services / utilities: Mains water and drainage, electricity , telephone and broadband (both cable and fibre available locally).

Heating: Gas central heating via radiators to all rooms.

Accessibility: Stairs to all floors.

Flood risk : Available upon request to the agent.

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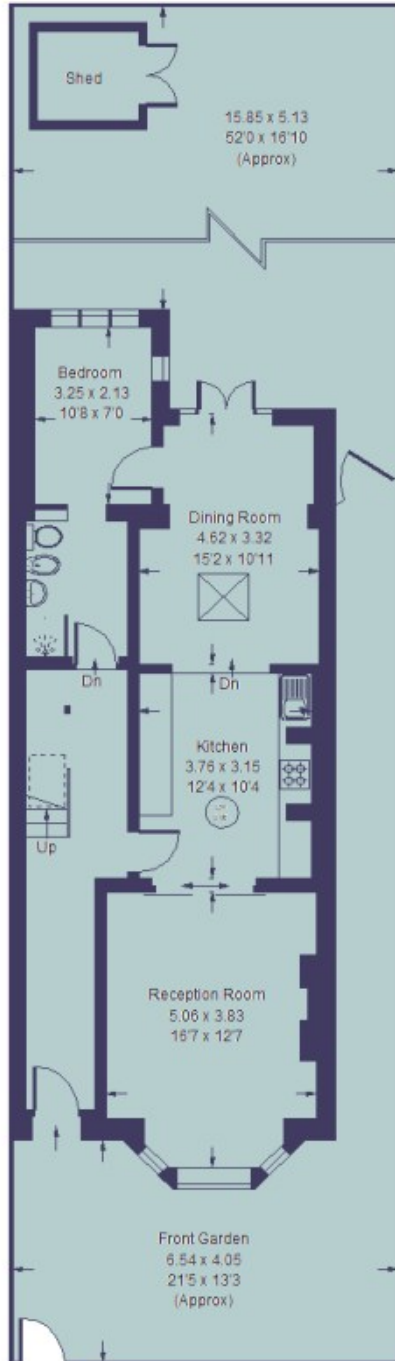
Offers in excess of: **£1,500,000**

Four storey Victorian end of terraced house

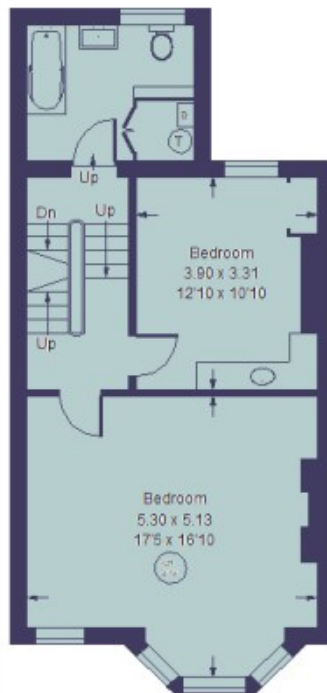
Approximate gross internal floor area: **2,119 Sq. Ft./ 196.8 Sq. M.**

Eaves Storage: **188 Sq. Ft./ 17.5 Sq. M.**

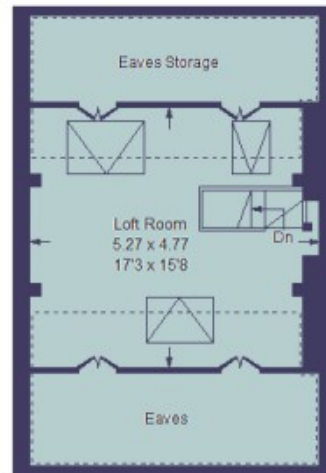
Total: **2,307 Sq. Ft./ 214.3 Sq. M.**



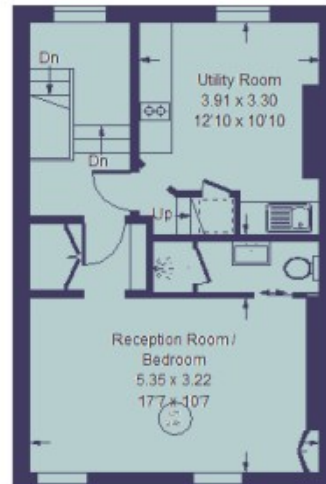
Ground Floor



First Floor



Third Floor



Second Floor

--- Reduced headroom
below 1.5m / 5'0"

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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.