

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

Kerr & Co



Frithville Gardens, London W12

A very well presented large four double bedroom family home with garden and roof terrace. This spacious natural three storey building has scope to extend which will take it to in excess of 2,100 sq ft subject to planning permission and usual consents.

A fantastic opportunity to acquire this characterful Victorian house that has retained it's period charms, comprising of double reception room with high ceilings that lead into kitchen/dining room, private garden, family bathroom, roof terrace, shower room and four good sized double bedrooms . It is situated in a exceptional location with Hammersmith Park at the end of the road and within catchment area of St Stephens Primary School being within a stone's throw of shopping facilities and transport links on Uxbridge Road, Shepherd's Bush Green and West London Westfield Complex.

Guide Price: £1,700,000 Freehold

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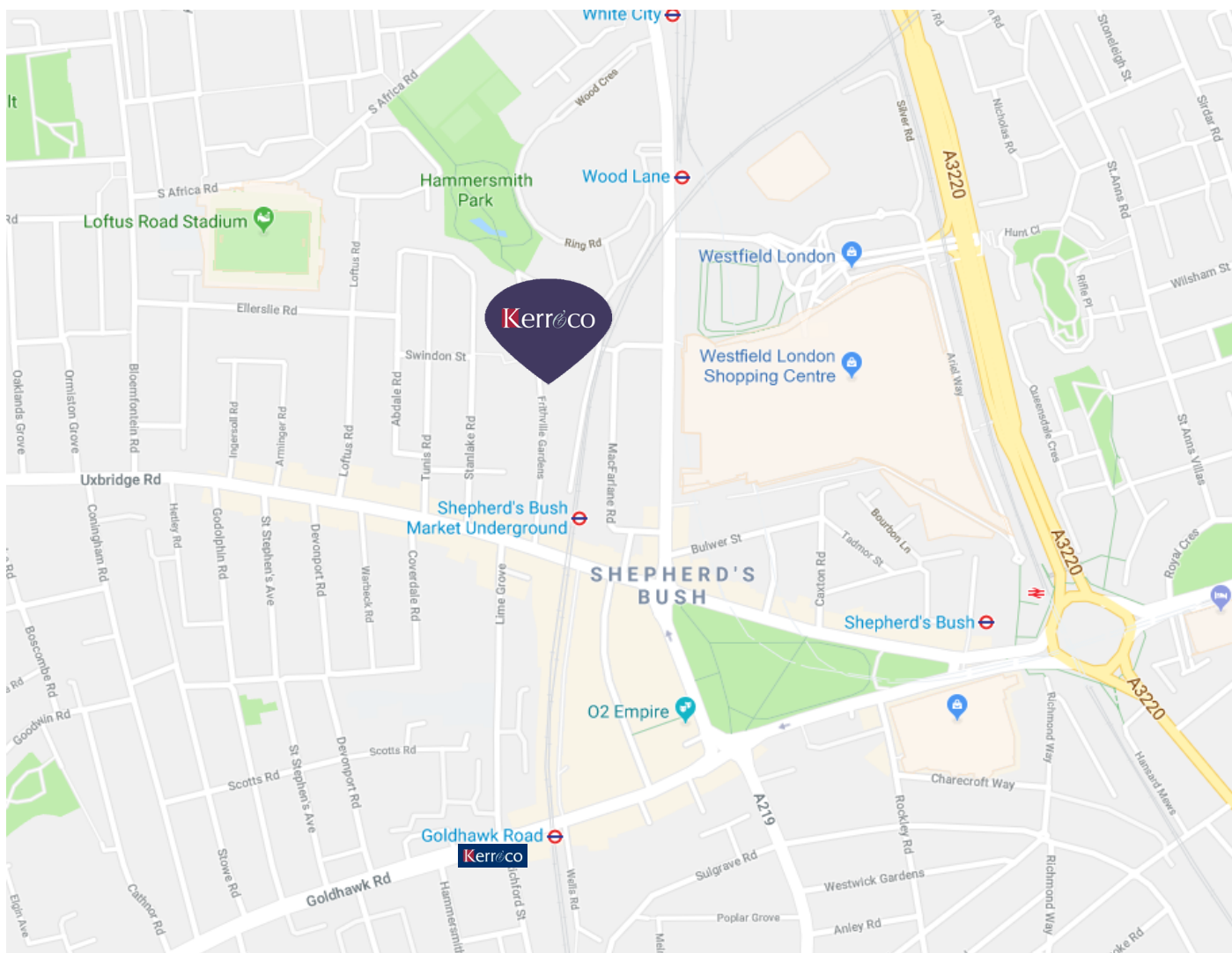




Frithville Gardens, W12 7JW

Double reception room
 Loft room already boarded and habitable via ladder
 Family bathroom and shower room
 Four double bedrooms
 Scope to extend to create in excess of 2,100 sq ft
 Natural three storey grand Victorian home
 High ceilings
 Roof terrace
 Kitchen/dining room
 Easy access to transport links and shopping facilities
 along Uxbridge Road, Shepherd's Bush Green and
 West London Westfield complex and within the
 catchment area of St Stephens Primary School
 Hammersmith Park at the end of the road





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	51 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.

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Four double bedroom mid terrace Victorian house

Approximate gross internal floor area: **1,681 SQ. FT. (156.2 SQ. M.)**

Loft Room **258 SQ. FT. (23.9 SQ. M.)**

Boiler Room **11 SQ. FT. (1 SQ. M.)**

Total : 2,041 SQ. FT. (189.6 SQ. M.)

Parking: Residents parking permit

Guide Price: **£1,700,000**

Tenure: **Freehold**

EPC Rating: **E51**

Council Tax: Band G



Kerrico

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1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.
2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.
3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.