



Frithville Gardens W12

finlay  
brewer



# Frithville Gardens W12

**5 DOUBLE BEDROOMS**  
**DOUBLE RECEPTION**  
**KITCHEN**  
**RECEPTION 2**  
**2 BATHROOMS**  
**UTILITY ROOM**  
**PAVED GARDEN**  
**EPC RATING D 60**  
**COUNCIL TAX BAND G**

A substantial high ceilinged 5 bedroom Victorian house with very good living/entertaining space on both the ground and first floors. The flow of the ground floor living space works really well with the double reception room leading to the full width kitchen, which opens onto the garden. The first floor has a fantastic elegant reception which could also be used as a double bedroom/playroom/media room as required. There are 4 further double bedrooms, 2 bathrooms and a utility room on the upper floors. This fantastic property is cleverly configured, has a great feel and ample scope to upgrade to one's own taste and style if and as required.

Hammersmith Park is at the end of this quiet residential street with its Japanese Garden, tennis courts, children's play area and 5-a-side football facilities. The property is also within the catchment area of St Stephens CE Primary School which is Ofsted rated as 'Outstanding', close to Westfield with its excellent facilities, transport links (Central line, Hammersmith and City) and the redeveloped BBC Television Centre.

**PRICE GUIDE £1,500,000**  
**FREEHOLD**

**SUBJECT TO CONTRACT**





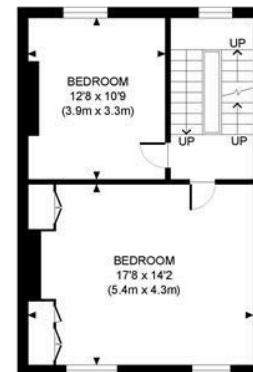
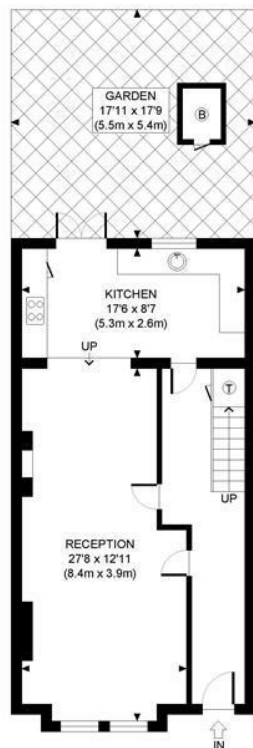








FRITHVILLE GARDENS, W12



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2144 SQ FT/ 199 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2076 SQ FT/ 193 SQM

**PROPERTY PHOTO PLANS** CO.UK  
 ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.