



Frithville Gardens W12



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4/5 BEDROOMS

DOUBLE RECEPTION

FULL WIDTH KITCHEN/BREAKFAST ROOM

3 BATHROOMS (1 EN SUITE)

STUDY/BEDROOM 5

GUEST CLOAKROOM

PAVED & DECKED WALLED GARDEN

EPC RATING D 55

COUNCIL TAX BAND G

CHAIN FREE

A wonderful, newly-refurbished and substantial 4/5 bedroom Victorian house with excellent living/entertaining space and a delightful westerly garden. The elegant high-ceilinged double reception has a bay window to the front, marble feature fireplace and leads naturally into the full-width, bespoke kitchen/breakfast room which has abundant storage; an island; marble worktops and fully integrated appliances. There are Crittall-style doors and windows which open onto the garden which is initially porcelain-tiled with steps up to a generous decked area with surrounding shrubs and plants. There is also a guest cloakroom on the ground floor. There are 5 bedrooms and 3 bathrooms on the upper floors including the fabulous, elegant full-width principal bedroom to the front of the first floor. This well-configured and well-proportioned house has been extended and tastefully refurbished to exacting standards and can truly be moved into without further expense.

Hammersmith Park is at the end of this tree-lined 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 and transport links (Central line) and the redeveloped BBC Television Centre.

PRICE GUIDE £2,395,000
FREEHOLD

SUBJECT TO CONTRACT









Frithville Gardens, W12

Approximate Gross Internal Area 214 sq m / 2304 sq ft
(Including Restricted Head Height of Approximately 6 sq m / 65 sq ft)
(Excluding Eaves Storage of Approximately 7 sq m / 75 sq ft)



Floor Plan produced for Finlay Brewer by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable
This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.