



FRITHVILLE GARDENS



Frithville Gardens, W12

An outstanding newly built residence of over 4,100 sq ft, combining striking contemporary design with exceptional lateral space and a rare level of versatility, positioned on Frithville Gardens, W12.

Set behind secure gates with off-street parking, the house immediately conveys a sense of privacy. A particular highlight is the self-contained studio annex, accessed independently from the driveway, providing beautifully arranged accommodation including a reception space, kitchenette, shower room and mezzanine sleeping area, as well as access to a private roof terrace - ideal for guests, staff or creative workspace.

The main house is arranged over four floors and designed with both family living and entertaining in mind. A generous entrance hall leads to well-proportioned ground floor bedrooms, including a principal suite with dressing room and a luxurious en suite shower room featuring twin basins. A further bedroom opens directly onto a patio, while a family bathroom and separate WC serve this level.

Entertaining space is thoughtfully arranged across the upper floors. The first floor comprises a superb reception room opening onto a terrace, alongside a bright open-plan kitchen and dining room, also with direct terrace access, ideal for indoor-outdoor living. A further reception room occupies the second floor, leading out to another terrace with elevated outlooks.





























The lower ground floor offers excellent additional space, including a bedroom, utility and storage rooms, with access to a patio leading to an impressive private swimming pool, complete with its own shower and WC facilities - creating a discreet leisure retreat.





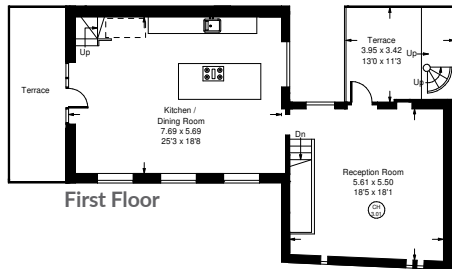
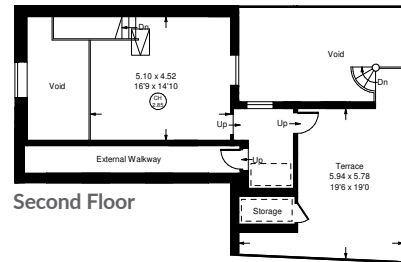
Frithville Gardens is ideally located for the vibrant amenities of Shepherd's Bush and Askew Road, with Westfield London offering an extensive selection of retail, dining and leisure options nearby.



Excellent transport connections are available via Shepherd's Bush Station and Goldhawk Road Station, providing swift access into Central London.

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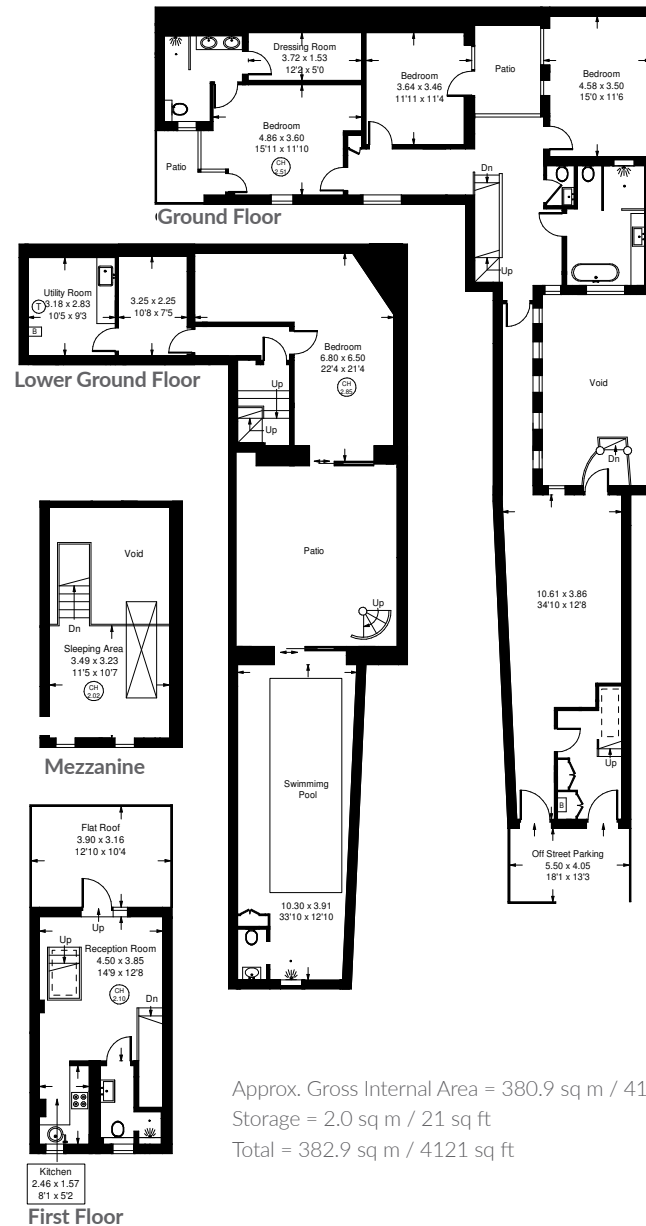
Local Authority - **Hammersmith & Fulham**



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

Studio Annex:

- Self-contained accommodation with independent access
- Reception area
- Kitchenette
- Shower room
- Mezzanine sleeping area
- Private roof terrace



Approx. Gross Internal Area = 380.9 sq m / 4100 sq ft
Storage = 2.0 sq m / 21 sq ft
Total = 382.9 sq m / 4121 sq ft

Main House:

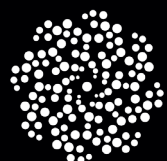
- Elegant entrance hall
- Reception room with terrace
- Additional reception room with terrace
- Open-plan kitchen/dining room with terrace access
- Principal bedroom suite with dressing room and en-suite shower room
- Three further bedrooms (one with direct patio access)
- Family bathroom with bath and separate shower
- Separate guest WC
- Utility room
- Storage room
- Patio leading to swimming pool
- Swimming pool with shower and WC

Outside:

- Secure gated off-street parking
- Multiple terraces and patio areas

General:

- Newly constructed
- In excess of 4,100 sq ft
- Additional storage



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