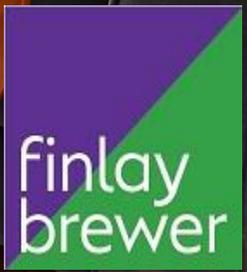




Frithville Gardens W12



# Frithville Gardens W12

**5 DOUBLE BEDROOMS**  
**DOUBLE RECEPTION**  
**KITCHEN/DINING ROOM**  
**3 BATHROOMS (1 EN SUITE)**  
**STUDY**  
**GARDEN**  
**USEFUL SIDE ACCESS**  
**EPC RATING D 61**  
**COUNCIL TAX BAND G**

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A wonderful wider than average 5 double bedroom end of terrace Victorian house with very good living/entertaining space on the ground floor and a paved and walled garden. It also has the benefit of side access. The elegant double reception has stripped floorboards and flows naturally into the full-width kitchen/breakfast room which has glass sliding doors opening onto the paved and walled garden. There are 5 double bedrooms and 3 bathrooms on the upper floors including the impressive top floor which is currently arranged as a self-contained 1 bedroom unit with shower room. Alternatively, it can serve as the 5th double bedroom with en suite shower room. This substantial house of apx 2350 sq ft occupies an excellent position on this residential cul-de-sac and is moments from Hammersmith Park. Westfield London with its own transport, leisure and restaurant facilities is within easy walking distance as is Holland Park and Notting Hill.

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**PRICE GUIDE £1,700,000**  
**FREEHOLD**

**SUBJECT TO CONTRACT**









APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES: 2468 SQ FT/ 229 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES: 2366 SQ FT/ 220 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.