



Frithville Gardens, London, W12

£625,000 Share of Freehold

A beautifully presented two-bedroom, two-bathroom first-floor flat, situated on this highly sought-after road. Sold with no onward chain.

Reception Room | Open Plan Kitchen | 2 Bedrooms | Bathroom | En Suite Shower Room | 639 Sq Ft / 59 Sq M | Council Tax Band D | EPC Rating Band B

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LOCATION

Frithville Gardens is an attractive quiet residential tree lined street, moments from all the local amenities and transport links Shepherd's Bush has to offer. Television Centre, Soho House and Westfield London are all within easy reach. The property has exceptional transport links nearby with White City (Central Line), Wood Lane (Hammersmith & City and Circle Lines) Shepherd's Bush Market (Hammersmith & City and Circle Lines) and Shepherd's Bush (Central Line and Overground) being the closest stations.

DESCRIPTION

A beautifully presented two-bedroom, two-bathroom first-floor flat, situated on this highly sought-after road. To the front of the property is a stunning open-plan reception room and kitchen, refurbished to a high standard and flooded with natural light from large double-glazed sash windows. To the rear are two bedrooms, both benefiting from built-in storage. The second bedroom enjoys the added benefit of an en-suite shower room, while a separate family bathroom is accessed from the hallway. The property is sold with a share of freehold and no onward chain.

Share of Freehold - 125 years from 25 December 2020

Service Charge: £936 p/a (£78 per month)

Ground Rent: Peppercorn





LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold 119 years 3 months.

PRICE: £625,000 Share of Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 639 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 639 SQ FT/ 59 SQM

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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.

PROPERTY PHOTO PLANS
AN APPROPRIATE PROPERTY SOLUTION

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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