



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Elers Road, W13

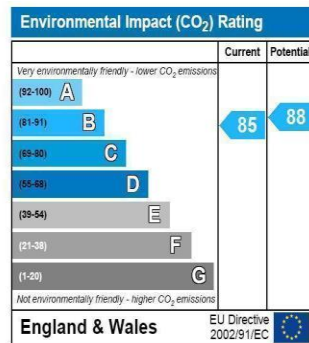
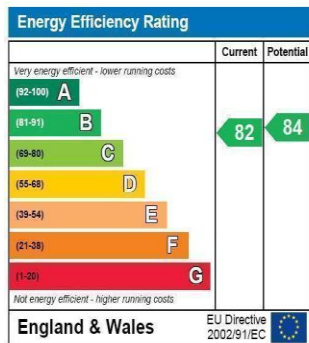
# Elers Road, W13

## Price on Application

Hunters are proud to present this exclusive one off property in a premier road in Northfields. Located moments from Northfield Avenue with its warm & friendly local shops, bars and restaurants.

Set back off the road and tucked away behind electric gates this detached residence comprises a sunny reception room, modern kitchen & bathroom, loft room with further ensuite and a garden. The gated access provides off road parking and with Lammas Park within a short walk and Northfields tube station a little further, this beautifully presented property is a fantastic find.

One time purchase for that one person who is looking for a special home like no other. Call us today if you do not want to miss this brilliant opportunity to own a home in one of the fastest growing areas of West London 020 8679 1611.



### ENERGY PERFORMANCE CERTIFICATE

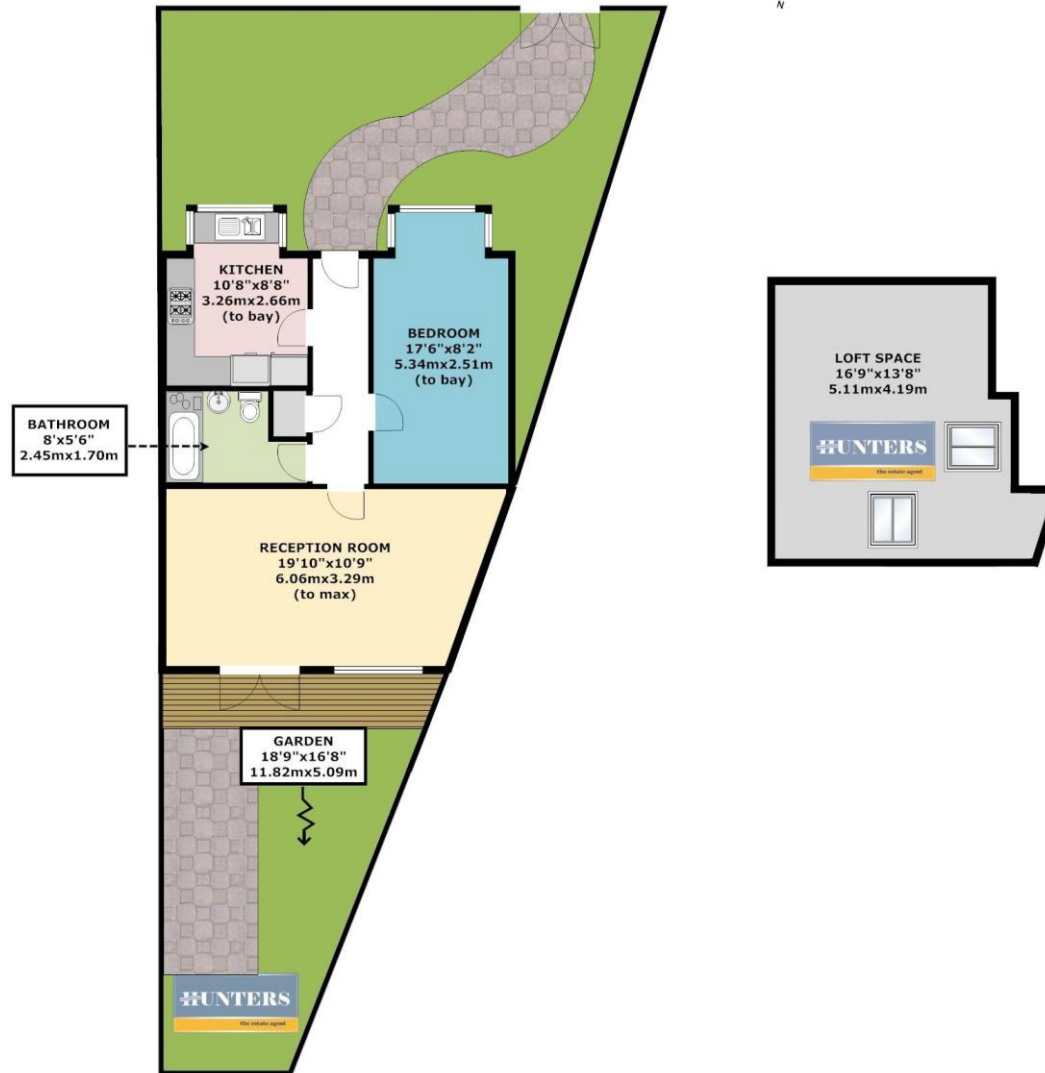
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 112 Northfield Avenue, Ealing, London, W13 9RT | 020 8579 1611  
northfields@hunters.com | www.hunters.com

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ELERS ROAD  
LONDON W13



GROUND FLOOR

LOFT SPACE

APPROX. GROSS PLOT AREA 1762.69 SQ F / 163.76 SQ M

APPROX. GROSS INTERNAL FLOOR AREA 775.86 SQ F / 72.08 SQ M

ANY FLOOR PLAN FEATURE IN OUR DETAILS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY  
THEIR CONTENT MAY NOT BE ENTIRELY ACCURATE AND ARE NOT PRODUCE TO SCALE

### VIEWING ARRANGEMENTS

By Appointment With: Hunters  
Tel: 020 8579 1611

### OPENING HOURS:

Monday - Thursday: 09:00 - 18.30  
Friday: 09:00 - 18:00  
Saturday 09:00 - 16:00  
Sunday: Closed

### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



