



## Lavington Road, W13

£1,650,000

A well proportioned and charming Edwardian semi detached house located on this premier Northfields road close to both Lammas and Walpole Parks.

Retains a host of period features and benefiting from a magnificent 100 ft plus rear garden. Well positioned for a multiple choice of transport links including the Elizabeth and Piccadilly lines.

A fabulous opportunity to acquire a forever family home, viewing is highly recommended.

### Features

Edwardian Semi Detached  
100 ft plus Garden  
Off Street Parking  
Five Bedrooms  
Close to Parks  
Period Features



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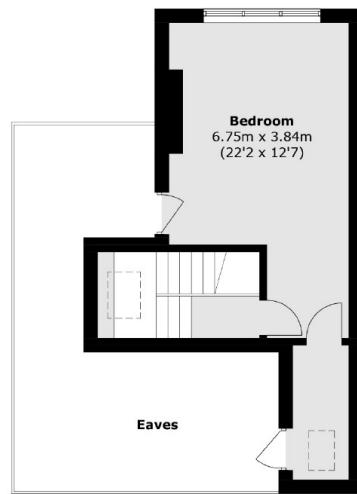
On arrival, you will be impressed with the front of this handsome Edwardian house with off street parking and an original porch with a smart front door.

There is an original tiled reception hall with a guest WC. The formal front reception room is bay windowed with a feature fireplace and a similar rear reception which leads to a useful conservatory overlooking the garden beyond. An inner lobby brings you through to a cosy breakfast room and the kitchen beyond.

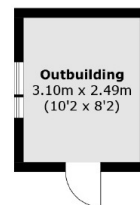
On the two upper floors, there are five bedrooms, the main bathroom and an extra shower room. The mature well stocked rear garden kinks around neighbouring gardens and is arguably one of the best in this area and backs onto a private grass tennis court.



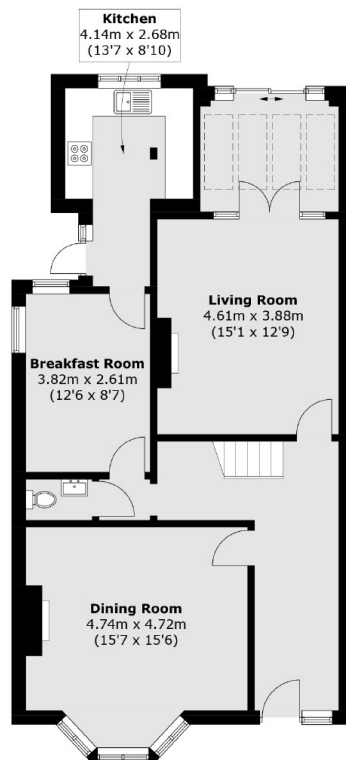
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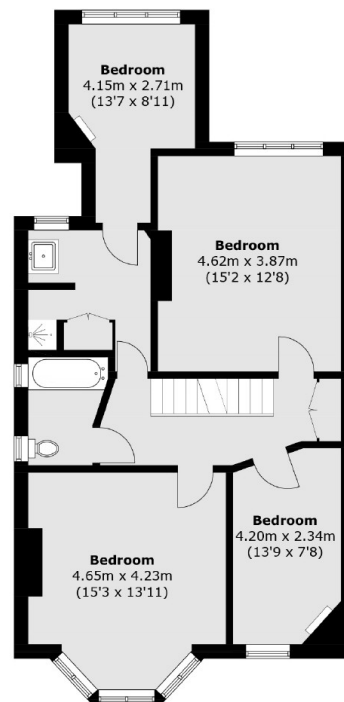
**Second Floor**



**(Not Shown In Actual  
Location / Orientation)**



**Ground Floor**



**First Floor**

Total area (approx.): 194.7 sq. m (2095.7 sq. ft)  
Outbuilding: 7.7 sq. m (82.9 sq. ft)  
(Excluding Eaves)