



# Niagara Avenue, W5 £1,400,000

\*Price Guide\*

A rare opportunity to buy a modern detached house in this sought after Northfields spot.

Built by the current owner in 2013 and offering circa 1750 sq.ft of living space laid out over three floors.

Set on the South side of this sought after Cul de Sac with Blondin Park at the end of the road and within a short walk of Northfields Piccadilly line station and Ealing Fields High School.

### **Features**

Detached House Built in 2013 Off Street Parking South Facing Garden Ealing Fields School Catchment Close to Tube

Northfields 020 8545 8588 dexters.co.uk







## Niagara Avenue, W5

You will find this attractive detached house on the South side of this Cul de Sac with gates to Blondin Park at the far end of the road.

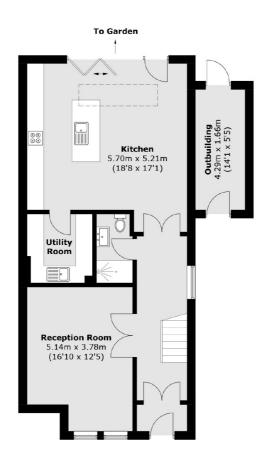
There is off street parking for two cars to the front. The entrance porch leads through to the wide reception hall and the spacious front reception room. There is an inner lobby with a ground floor shower room before you come through to the impressive kitchen/dining room which has bi fold doors to the South facing deck and mature garden.

On the first floor there are two double bedrooms, a single room and the main bathroom. The main bedroom with ensuite is on the top floor.





### Niagara Avenue, London, W5



Northfields

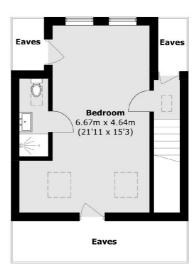
London

Sales

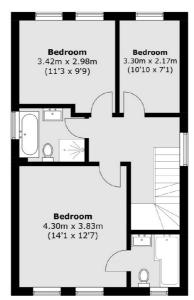
W13 9SB

020 8545 8588

140 Northfield Avenue



#### second Floor



Ground Floor First Floor
Total area (approx.): 162.4 sq. m (1,748.0 sq. ft)
(Excluding Eaves)
Outbuilding: 7.9 sq. m (85.0 sq. ft)



