

84 Northfield Avenue, London, W13 9RR

020 8840 5151



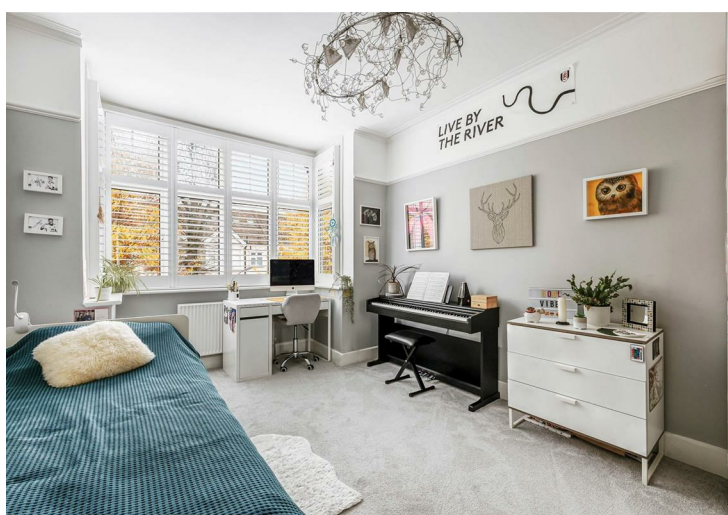
Freehold / House - Terraced

Bernard Avenue

£1,150,000

A fully extended Edwardian family home, located in the heart of Northfields and boasting a circa 50' rear garden.

- Four double bedrooms
- Wonderful circa 50' rear garden
- Moments from Lammas park
- Close to Fielding Primary School
- Fully extended family home
- Open-plan kitchen/living area
- Utility room



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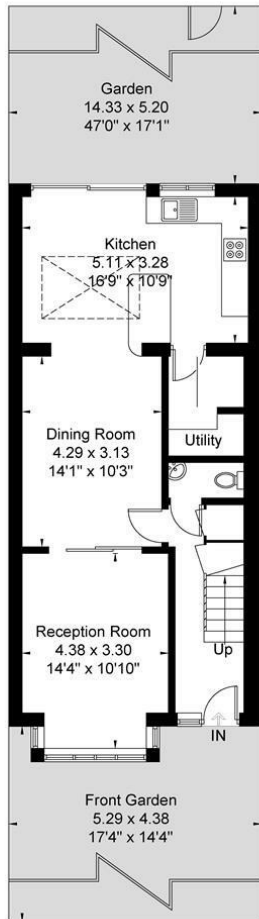
With a fantastic size rear garden and Located moments from Lammas Park and Northfield Avenue, this four double bedroom period house has recently been transformed by the current owners creating a wonderful family home.

The ground floor features a front reception room with beautiful interconnecting crittall doors. The full width of the property has been extended, creating a wonderful open-plan kitchen/diner/living area and a very useful utility room. Sliding doors opens onto a larger than average rear garden that's been superbly landscaped. The downstairs cloakroom completes the ground floor.

The first floor offers three generous bedrooms (no box room), and a family bathroom. The top floor houses the principal bedroom with an en suit shower room and plenty of additional storage space.

Bernard Avenue is a highly desirable location, moments from Lammas and Walpole Parks and in easy reach of the shops and stations (Piccadilly line and Crossrail) at both Northfield Avenue and West Ealing. For families, the Ofsted Outstanding Fielding Primary School is close by.

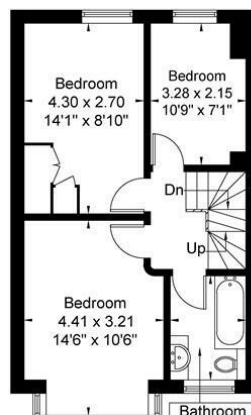




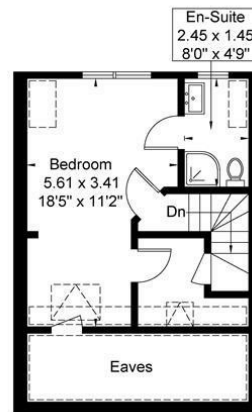
Ground Floor
60.4 sq m / 650 sq ft

Bernard Avenue
Approximate Gross Internal Area = 127.0 sq m / 1367 sq ft
Eaves Storage / Reduced Headroom = 11.7 sq m / 126 sq ft
Total = 138.7 sq m / 1493 sq ft

= Reduced headroom below 1.5m / 5'0"



First Floor
42.1 sq m / 453 sq ft



Second Floor
24.5 sq m / 264 sq ft
Eaves / Reduced Headroom
11.7 sq m / 126 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
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Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.