

84 Northfield Avenue, London, W13 9RR

020 8840 5151



Freehold / House - Terraced

Julien Road

£1,250,000

Tucked away just off Northfield Avenue, close to excellent schools, numerous parks and a stones throw from Northfields tube station, this four bedroom period house has been meticulously renovated by the current owners creating a simply outstanding family home.

- Four bedrooms
- Fully extended
- Close to excellent local schools
- Moments from Northfields tube station
- Period features
- Open-plan kitchen/living area
- High quality finish throughout
- Underfloor heating



Freehold / House - Terraced

Julien Road, W5 4XA

£1,250,000

Arranged over three floors and measuring over 1600 sq. ft in total, this Edwardian family home is presented in excellent condition throughout and offers spacious living.

The ground floor features a front reception room with a large bay window and beautiful fireplace. The rear of the property has been extended, creating a fabulous open-plan kitchen/living and dining area, the perfect space for entertaining. Bi-folding doors open onto a good size, low maintenance rear garden. A very useful downstairs cloakroom completes the ground floor.

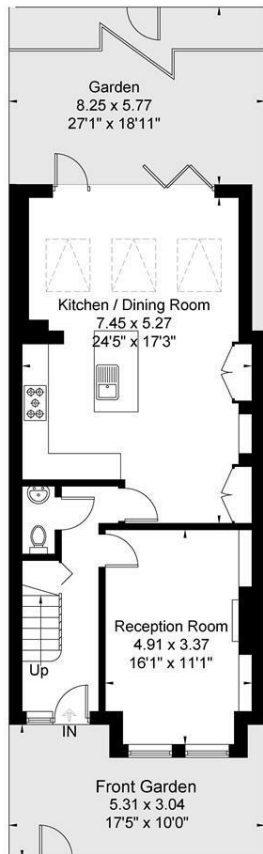
Up onto the first floor there are two generous double bedrooms, both with built-in wardrobes and fireplaces, a single bedroom and a stylish family bathroom. The well-crafted loft conversion houses the principal bedroom with an en suite shower room and plenty of additional storage space.

Julien Road is situated in a sought after location close to both Lammas and Walpole Parks and is perfectly placed for Northfields Piccadilly Line Station. Little Ealing and Mount Carmel primary schools and Ealing Fields High School are close by, all very popular with local families.

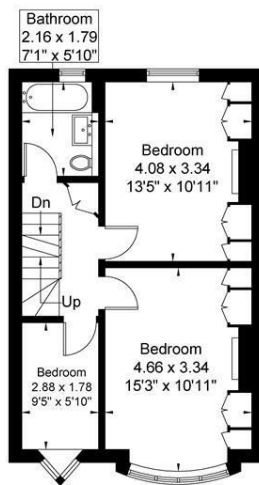


Julien Road

Approximate Gross Internal Area = 136.2 sq m / 1466 sq ft
 Eaves / Reduced Headroom = 14.5 sq m / 156 sq ft
 Total = 150.7 sq m / 1622 sq ft



Ground Floor
62.1 sq m / 668 sq ft



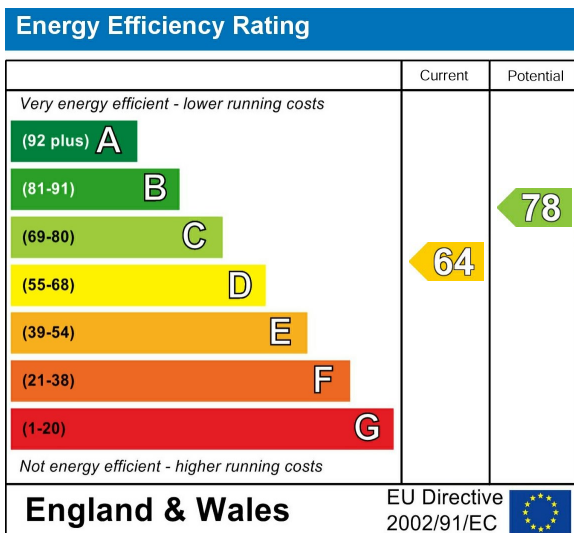
First Floor
45.1 sq m / 485 sq ft



Second Floor
29.0 sq m / 312 sq ft
Eaves / Reduced Headroom
14.5 sq m / 156 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



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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.