

84 Northfield Avenue, London, W13 9RR

020 8840 5151



Freehold / House - Terraced

Niagara Avenue

£895,000

Located in a popular no through road leading to the gates of Blondin Park, this well presented three bedroom house is offered to the market with no onward chain.

- Three bedrooms
- Deceptively spacious
- Large South-facing garden
- Excellent local schools
- Piccadilly Line tube station
- No onward chain
- Downstairs cloakroom
- Potential to extend (STP)



Freehold / House - Terraced

Niagara Avenue, W5 4UD

£895,000

Boasting generously proportioned rooms, a fantastic size South-facing garden and offering scope for extensions (STP), this 1920's family home is tucked away on a very popular residential street moments from Northfield Avenue and outstanding local schools.

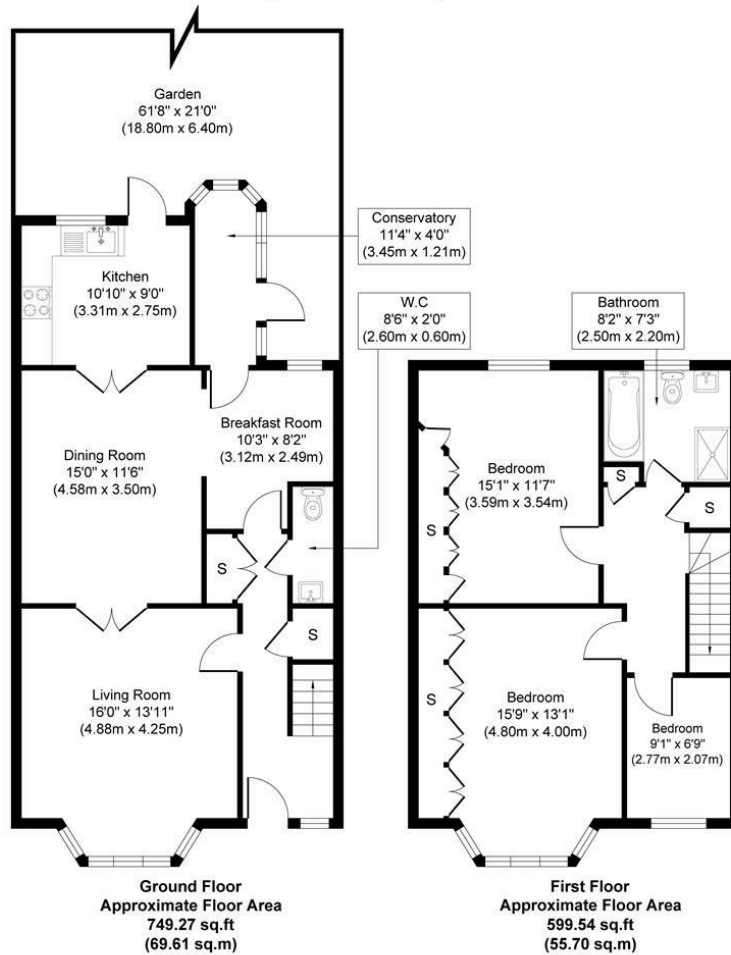
The property is set back from the road with a large front garden. The ground floor features a wide entrance hall, two good size interconnecting receptions rooms, a breakfast room, fully fitted kitchen with a door leading to a wonderful South-facing garden. There's also the bonus of a conservatory and a very useful downstairs cloakroom/WC.

Up onto the first floor there are two generous double bedrooms with built-in wardrobes, a single bedroom and a family bathroom. There is potential to extend into the loft space and the ground floor, subject to the usual consents.

Niagara Avenue is a very popular no through road and on the doorstep of Northfield Avenue. Northfields Piccadilly Line Station and many local schools are nearby, including Mount Carmel & Little Ealing primaries, Ealing Fields and Elthorne Park Secondaries.



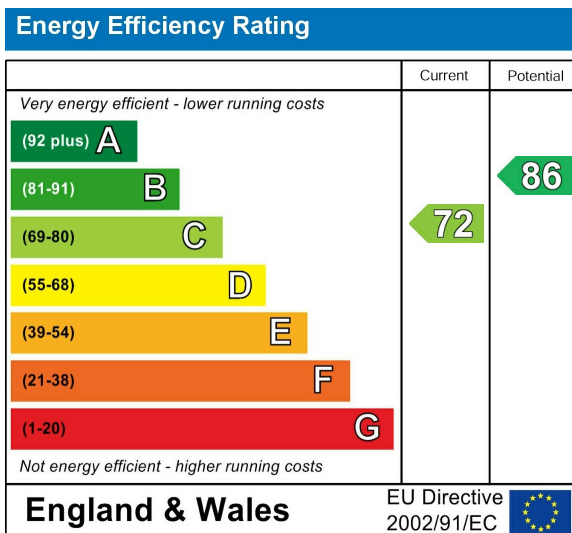
33 Niagara Avenue, W5 4UD



Approximate Gross Internal Floor Area 1348.81 sq. ft / 125.31 sq. m

Illustration for identification purposes only, measurements are approximate, 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.