

84 Northfield Avenue, London, W13 9RR

020 8840 5151



Freehold / House - Terraced

Newland Gardens

£1,100,000

A super, fully extended four bedroom Edwardian home on this leafy side road in Northfields, close to excellent local schools, parks and shops.

- Fully extended
- Four bedrooms, two bathrooms
- Excellent loft conversion
- Bi-folding doors to garden
- Close to Fielding Primary & Elthorne High schools
- Local shops and parks closeby



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Newland Gardens, W13 9TR

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This wonderful family home has been fully extended and modernised by the current owner.

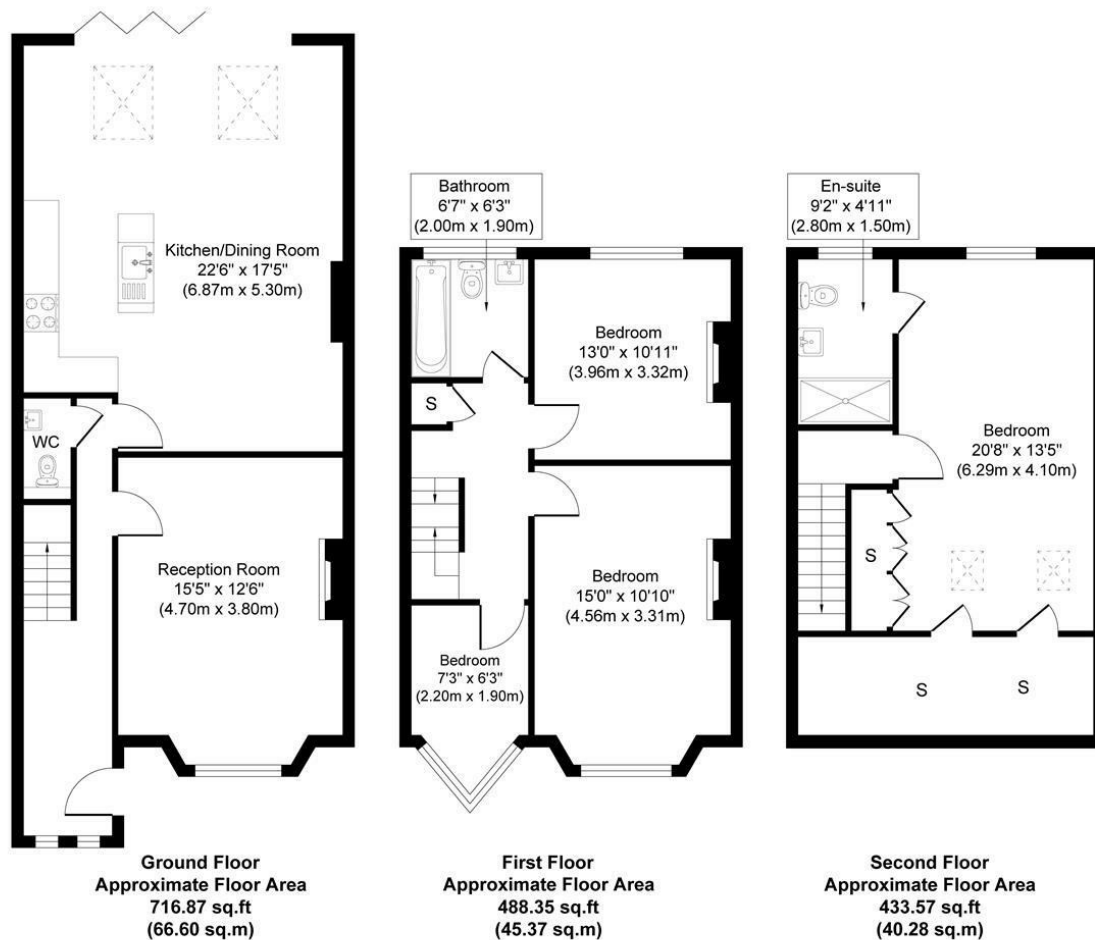
The ground floor features a wide entrance hall, good size lounge with a period fireplace and built in storage cupboards, a fabulous kitchen/dining/family room that benefits from a full width extension and bi-folding doors leading to a pretty rear garden and a very useful downstairs cloakroom.

On the first floor there are two very good size double bedrooms, a single bedroom and a smart family bathroom. The house is further enhanced by the extremely well crafted loft conversion housing the principal bedroom with built in wardrobes an ensuite shower room and eaves storage

Newland Gardens is located In the heart of Northfields minutes from Fielding Primary school and well placed for Elthorne High school. The shops, café bars and eateries on Northfield Avenue are just a short stroll away along with the Piccadilly Line tube station and several local parks.



6 Newland Gardens, W13 9TR



Approximate Gross Internal Floor Area 1638.79 sq. ft / 152.25 sq. m

Illustration for identification purposes only, measurements are approximate, 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Call us on

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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.