

84 Northfield Avenue, London, W13 9RR

020 8840 5151



Freehold / House - Terraced

Dudley Gardens

£725,000

A two bedroom period house located in a desirable location, boasting a large South facing garden and offered to the market with no onward chain.

- Two bedroom house
- Large South facing garden
- Close to Lammas and Walpole parks
- Outstanding local schools
- Huge scope for extensions (STP)
- Elizabeth Line + Piccadilly Line stations



Freehold / House - Terraced

Dudley Gardens, W13 9LU

£725,000

This property has been in the same family ownership for many years and would now benefit from a full modernisation programme. Offering fantastic potential to extend both on the ground floor and into the loft space, this Victorian house is tucked away just off Northfield Avenue.

The property comprises two reception rooms, kitchen, two bedrooms and a family bathroom. A wonderful size South facing garden is a real feature. Many of the neighbouring properties have extended out on the ground floor and up into the loft area to create an additional bedroom and bathroom.

Dudley Gardens is in a much sought after street, moments from both Lammas and Walpole Parks. The neighbourhood shops, restaurants and Piccadilly Line station on Northfield Avenue are close by and a stroll through Walpole Park will bring you to Ealing Broadway Town Centre. West Ealing and Ealing Broadway are served by the recently opened Elizabeth Line (Crossrail).



9 Dudley Gardens, W13 9LU

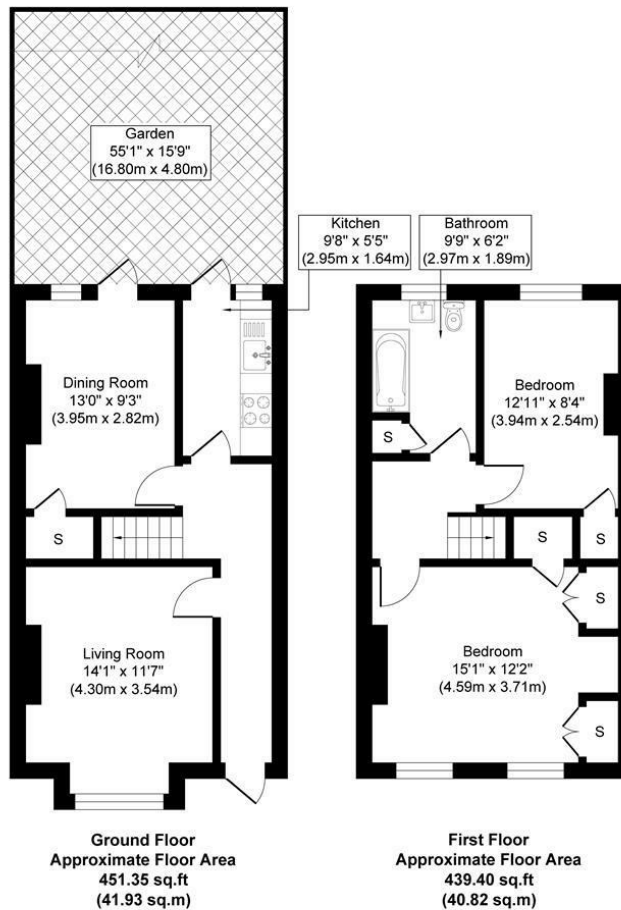


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Performance Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 53 | |
| (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.