

84 Northfield Avenue, London, W13 9RR

020 8840 5151



Freehold / House - Semi-Detached

Lavington Road

£1,200,000

Located on a highly sought after street, close to both Lammas and Walpole parks, this substantial Edwardian semi-detached house offers a rare opportunity to create a wonderful family home.

- Natural four bedroom house
- Edwardian Sem-detached
- Chain free
- Close to Lammas and Walpole parks
- Huge potential to extend (STP)
- Highly desirable location



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£1,200,000

Offered to the market on a chain free basis, this natural four bedroom house boasts generous room sizes and fantastic potential to extend and remodel (STP) creating a large family home.

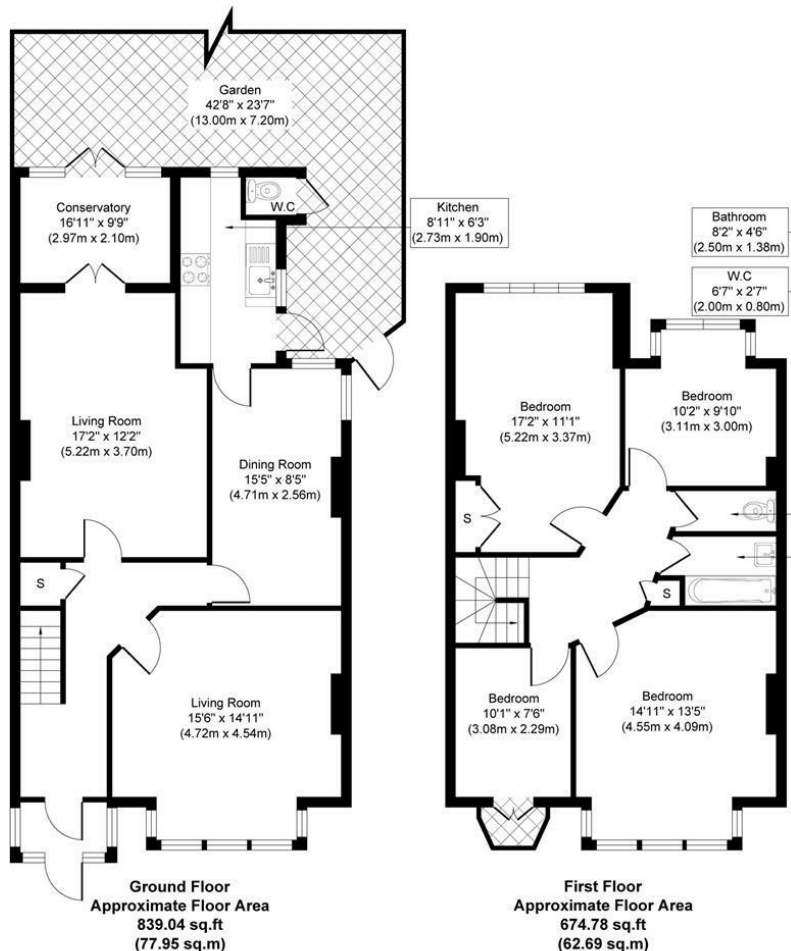
The ground floor features a wide entrance hall, two reception rooms, kitchen/breakfast room and a conservatory. Up onto the first floor there are three double bedrooms, a single bedroom, bathroom and separate WC. Outside, you will find a secluded rear garden.

There is potential to extend into the loft space to add further bedrooms and the possibility to remodel the ground floor, similar to the neighboring properties.

Lavington Road is a highly regarded street moments from the independent shops and eateries on Northfield Avenue. Also, close to the Piccadilly Line station, well regarded local schools and both Lammas and Walpole Parks.



76 Lavington Road, W13 9LR



Approximate Gross Internal Floor Area 1513.82 sq. ft / 140.64 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			85
(69-80) C		69	
(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.