

84 Northfield Avenue, London, W13 9RR

020 8840 5151



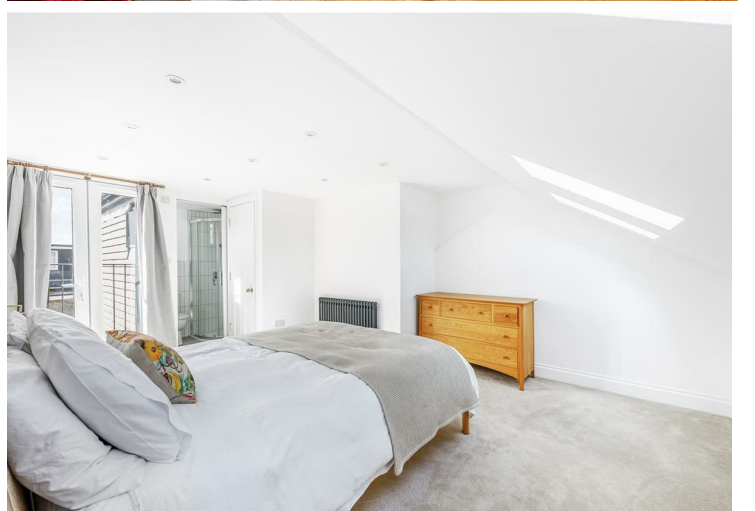
Freehold / House - Terraced

Devonshire Road

£1,095,000

Close to excellent schools, numerous parks and a stones throw from Northfields tube station, this four bedroom Edwardian house has been meticulously renovated by the current owners creating a simply outstanding family home.

- Four bedrooms
- Fully extended
- South-facing garden
- Open-plan kitchen/living area
- High quality finish throughout
- Close to excellent local schools
- Moments from Northfields tube station



Freehold / House - Terraced

Devonshire Road, W5 4TR

£1,095,000

Using the very best materials and flair for interior design, this flawless Edwardian house is arranged over three floors and offers the perfect balance of contemporary living and period details.

The ground floor features a front reception room with a large bay window and a 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 low maintenance South-facing garden. A very useful downstairs cloakroom completes the ground floor.

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

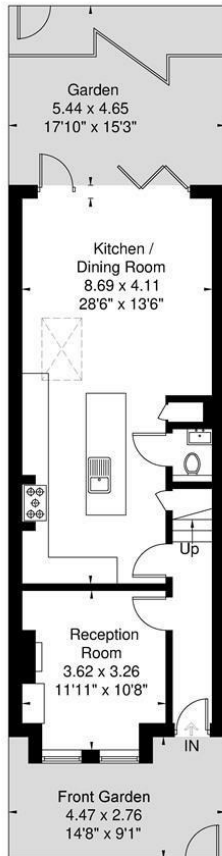
Devonshire Road is situated in a sought after location close to both Lammas and Walpole Parks and is perfectly placed for Northfields Piccadilly Line Station. Little Ealing and Mount Carmel primary schools and Ealing Fields High School are close by, all very popular with local families.



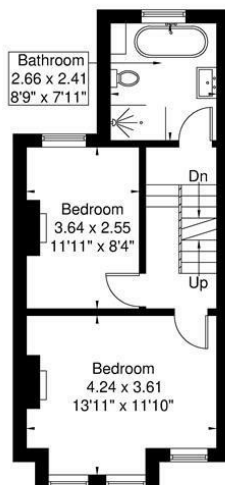


Devonshire Road

Approximate Gross Internal Area = 112.4 sq m / 1209 sq ft
 Eaves / Reduced Headroom = 11.3 sq m / 121 sq ft
 Total = 123.7 sq m / 1330 sq ft



Ground Floor
52.2 sq m / 561 sq ft



First Floor
37.3 sq m / 401 sq ft

= Reduced headroom below 1.5m / 5'0"



Second Floor
22.9 sq m / 246 sq ft
Eaves / Reduced Headroom
11.3 sq m / 121 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		61	
(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.