

84 Northfield Avenue, London, W13 9RR

020 8840 5151



Freehold / House - Terraced

Graham Avenue

£995,000

Tucked away just off Northfield Avenue, this fully extended period house is presented in excellent condition throughout.

- Central Northfields
- Fully extended
- Open-plan kitchen/diner
- Fielding Primary School
- Large rear garden + home office
- Excellent condition



Freehold / House - Terraced

Graham Avenue, W13 9TQ

£995,000

Located moments from Fielding Primary School, this mid-terrace house has been tastefully extended and updated by the current owners.

The ground floor features a front reception room with a large bay window and high ceilings. The rear of the house has been extended and now boasts a wonderful open-plan kitchen with bi-folding doors opening onto a beautifully landscaped rear garden. At the bottom of the garden there is a very useful home office and storage shed.

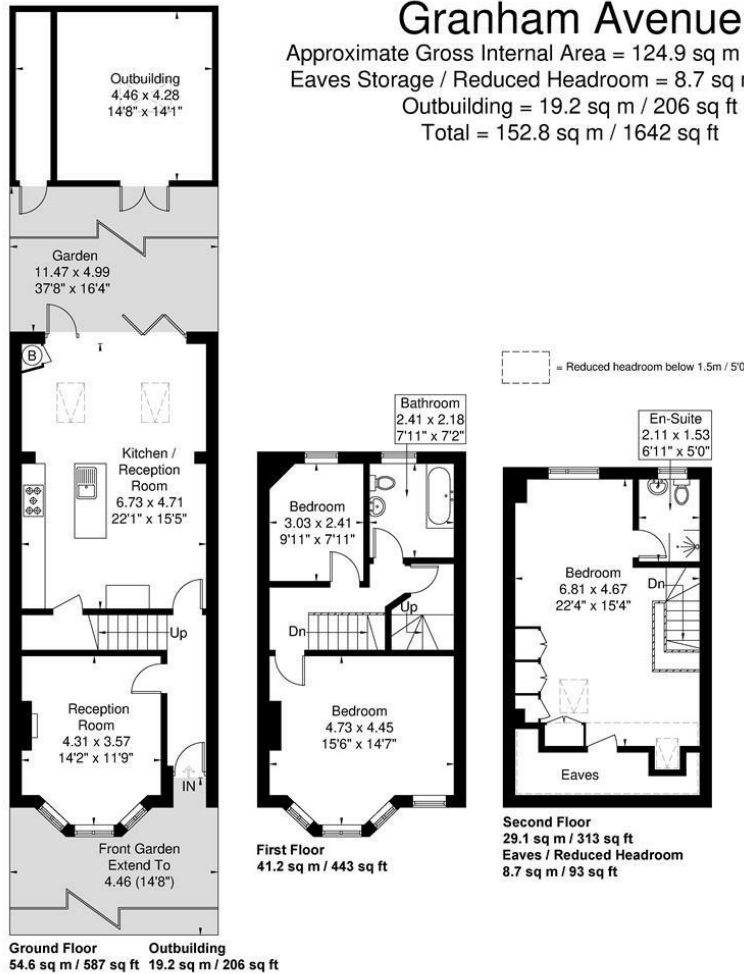
Up onto the first floor there are two bedrooms and a modern family bathroom. The loft space has been converted creating a further double bedroom, shower room and additional storage.

Graham Avenue is located in the heart of Northfields close to 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, West Ealing station (Crossrail) and several local parks



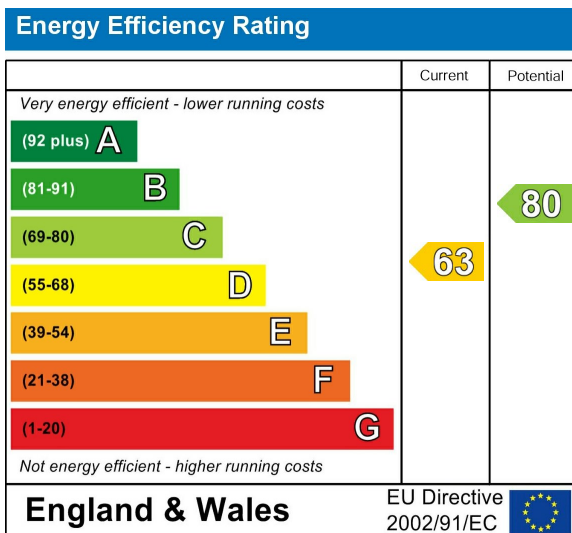
Granham Avenue

Approximate Gross Internal Area = 124.9 sq m / 1343 sq ft
 Eaves Storage / Reduced Headroom = 8.7 sq m / 93 sq ft
 Outbuilding = 19.2 sq m / 206 sq ft
 Total = 152.8 sq m / 1642 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



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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.