

84 Northfield Avenue, London, W13 9RR

020 8840 5151



Freehold / House - End Terrace

Northcroft Road

£845,000

A corner house with three bedrooms and two bathroom,
right in the heart of Northfields

- Three bedrooms
- Sunny West facing garden
- Super open plan kitchen/family room
- Moments from Fielding Primary School
- Two bath/shower rooms



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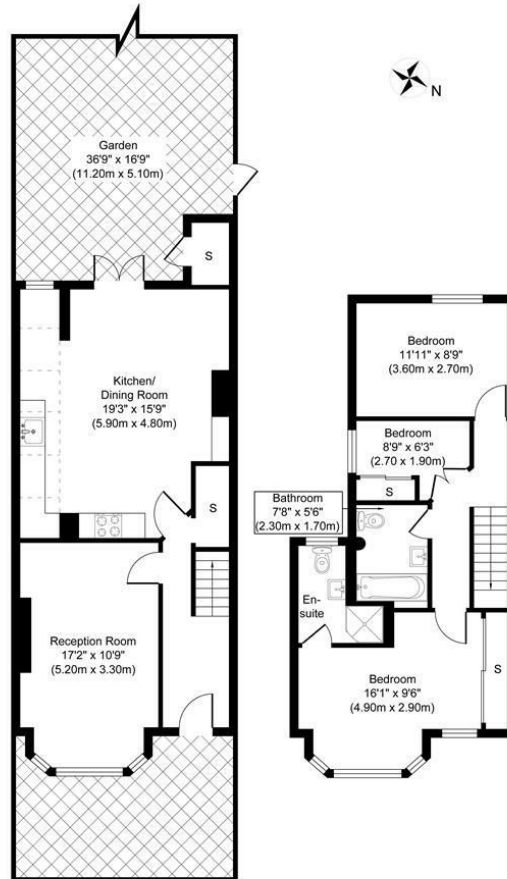
On the ground floor and to the front is a lounge with fireplace, stripped pine floorboards and wide bay window. The well equipped kitchen to the rear has been extended, creating a wonderful light space with the dining area and doors onto the garden.

The three bedrooms are all on the first floor, served by an en suite shower room and family bathroom. The garden is very sunny and secluded with a side pedestrian gate.

On the West side of the road right in the heart of always popular Northfields. An easy walk and you are on Northfield Avenue, with its neighbourhood shops and Piccadilly Line Station.



1 Northcroft Road W13 9SR



Ground Floor
Approximate Floor Area
577.00 sq.ft
(53.60 sq.m)

First Floor
Approximate Floor Area
469.00 sq.ft
(43.57 sq.m)

Approximate Gross Internal Floor Area 1046.00 sq. ft / 97.00 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			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.