

84 Northfield Avenue, London, W13 9RR

020 8840 5151



Freehold / House - Terraced

Midhurst Road

£1,200,000

Situated in the heart of Northfields and on the doorstep of Fielding Primary School, this Edwardian house has been thoughtfully renovated by the current owner to provide a truly magnificent family home.

- Wonderful open-plan kitchen
- Underfloor heating
- Fielding Primary School
- No onward chain
- Four bedrooms
- Two stylish bathrooms



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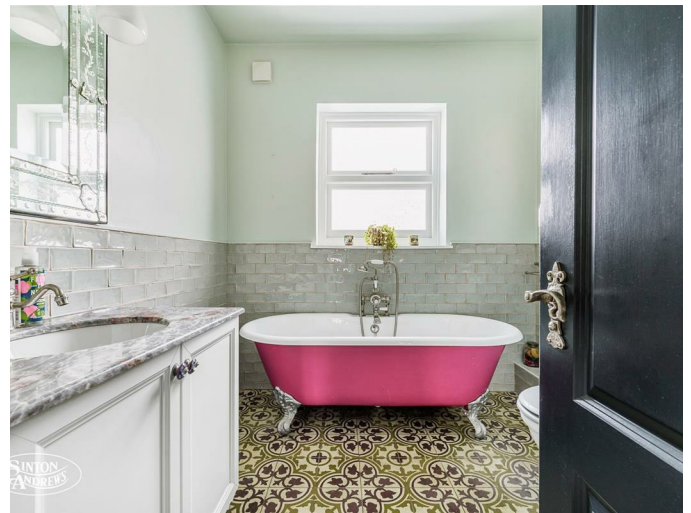
£1,200,000

Offering close circa 1600 sq. ft and four bedrooms, this period house has been the subject of a full transformation. Arranged over three floors and blending the perfect balance of period detailing and contemporary family living.

The ground floor comprises a front reception room with a large bay window and a beautiful fireplace. The rear of the house has been extended, creating a fantastic open-plan kitchen, diner and living area. The underfloor heating and crittall fold away doors are among many stand out features. The downstairs utility room completes the ground floor. Outside, the tranquil and secluded rear garden has been designed with entertaining in mind.

Up onto the first floor there are two double bedrooms, both with fitted wardrobes, a good size single bedroom/study and a stylish family bathroom. The top floor is a well crafted loft conversion, which now houses the principal bedroom, a fabulous en suite shower room and additional storage space.

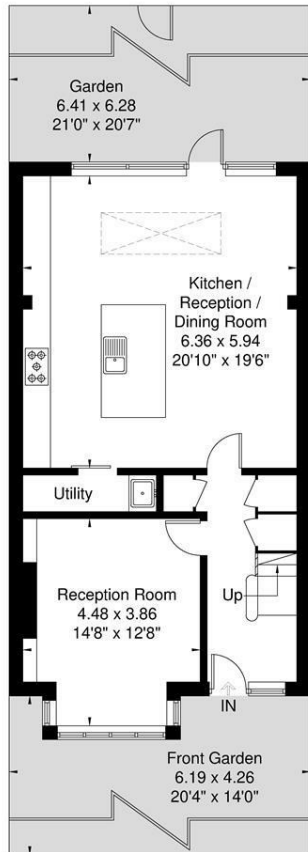
Midhurst Road is perfectly positioned off Northfield Avenue, which offers a vast array of local shops and amenities. The parks and open green spaces, plus the excellent transport links including Northfields Piccadilly Line tube station. Highly regarded local schools including Fielding Primary School and Elthorne High School, all make this an extremely desirable area for families and professionals alike.



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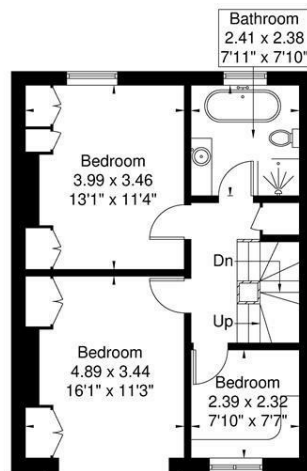
Midhurst Road

Approximate Gross Internal Area = 140 sq m / 1505 sq ft
 Eaves Storage / Reduced Headroom = 8.8 sq m / 94 sq ft
 Total = 148.8 sq m / 1599 sq ft

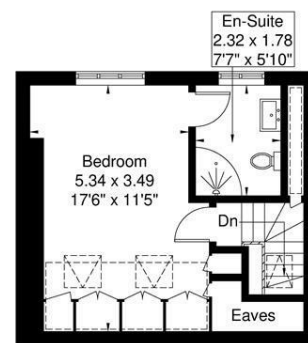


Ground Floor
67.7 sq m / 728 sq ft

= Reduced headroom below 1.5m / 5'0"



First Floor
50.5 sq m / 543 sq ft



Second Floor
21.8 sq m / 234 sq ft
Eaves Storage / Reduced Headroom
8.8 sq m / 94 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			82
(69-80) C		70	
(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		

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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.