

84 Northfield Avenue, London, W13 9RR

020 8840 5151



**Freehold / House - Terraced**

**Elthorne Avenue**

**£925,000**

Located on the South side of this popular street and close to excellent local schools, this substantial five bedroom Edwardian house offers much for the growing family.

- Five bedrooms + two bathrooms
- South-facing garden
- Excellent loft conversion
- Ofsted outstanding Oaklands Primary School
- Ofsted outstanding Elthorne High School
- Scope for ground floor extension



**Freehold / House - Terraced**

# Elthorne Avenue, W7 2JW

## £925,000

Arranged over three floors, this period house is both bright and spacious, offering generous room sizes and high ceilings.

The ground floor features two reception rooms, a fully fitted kitchen and a utility room with a downstairs cloakroom and doors leading to a sun trap South-facing rear garden.

The first floor comprises three bedrooms and bathroom. The loft has recently been expertly converted, creating two generous bedrooms, a shower room and plenty of additional storage space.

Elthorne Avenue is a tree lined residential street moments from the gates of Elthorne Park, a large expanse of parkland and country walks. The shopping parades at Northfields and West Ealing are within easy reach, along with the Piccadilly Line at Northfields and Boston Manor and the Elizabeth Line at West Ealing. In the catchment area for Oaklands Primary and Elthorne Park High schools, both with outstanding Ofsted reports.

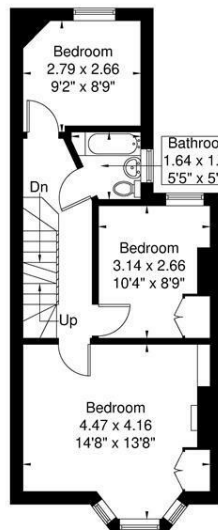


### Elthorne Avenue

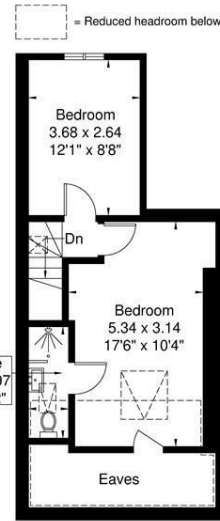
Approximate Gross Internal Area = 121.6 sq m / 1309 sq ft  
 Eaves Storage / Reduced Headroom = 10.9 sq m / 117 sq ft  
 Total = 132.5 sq m / 1426 sq ft



**Ground Floor**  
49.9 sq m / 537 sq ft



**First Floor**  
43.6 sq m / 469 sq ft



**Second Floor**  
28.1 sq m / 302 sq ft  
Eaves Storage / Reduced Headroom  
10.9 sq m / 117 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.