

84 Northfield Avenue, London, W13 9RR

020 8840 5151



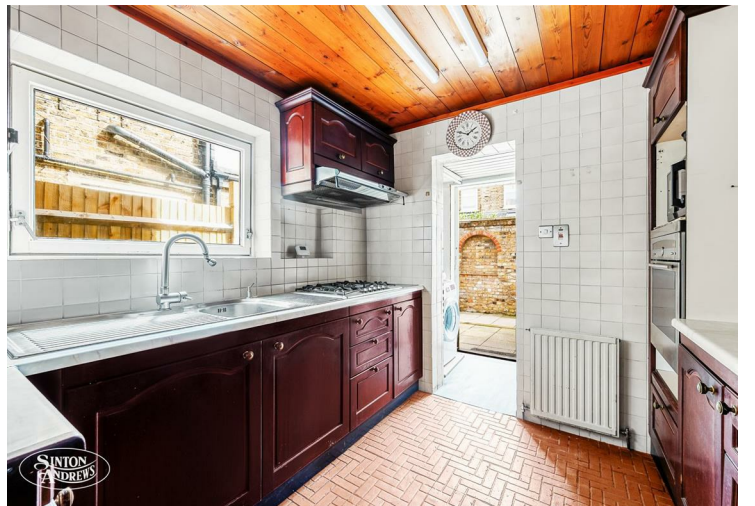
Freehold / House - Terraced

Northfield Road

£685,000

A two double bedroom Victorian house located in the heart of Northfields and within the catchment area of Fielding Primary School.

- Fielding catchment
- Two double bedrooms
- Scope for improvements and extensions (STP)
- Central Northfields
- Close to Crossrail
- No onward chain



Freehold / House - Terraced

Northfield Road, W13 9SY

£685,000

This spacious mid-terrace house benefits from a South facing garden, period details and is offered to the market with no onward chain.

The ground floor features a through lounge with a large bay window and wood flooring. The fully fitted kitchen is at the rear of the property with a door leading to a South-facing garden.

Up onto the first floor there are two good size double bedrooms with fitted wardrobes. The property offers scope for extension both on the ground floor and into the loft space to add a further bedroom and bathroom, subject to the usual consents.

Northfield Road is a quaint street perfectly placed within a short walk for the shops, café bars and restaurants on Northfield Avenue and within easy reach of the Piccadilly Line station and West Ealing station (Crossrail). Fielding Primary and other excellent local schools are also close by.



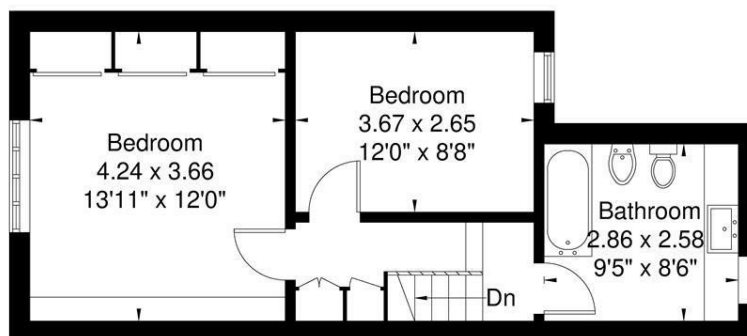
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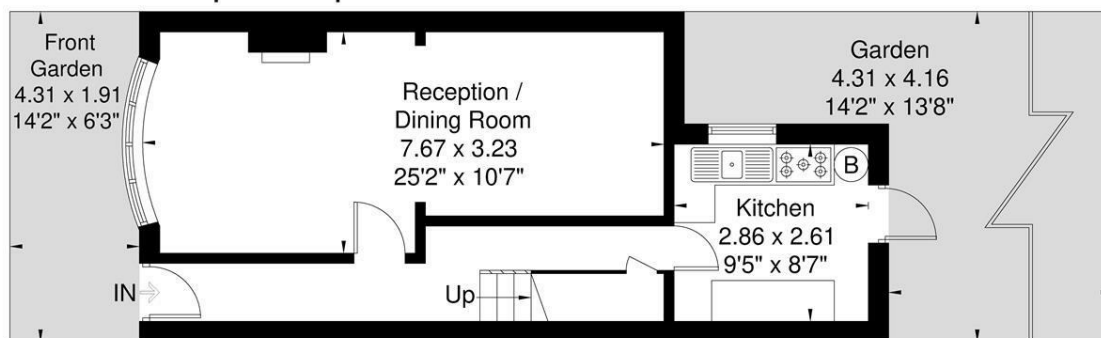
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Approximate Gross Internal Area = 79 sq m / 850 sq ft



First Floor

39.3 sq m / 423 sq ft



Ground Floor

39.7 sq m / 427 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		86
(69-80) C		
(55-68) D	66	
(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.