

84 Northfield Avenue, London, W13 9RR

020 8840 5151



**Freehold / House - Terraced**

**Regina Terrace**

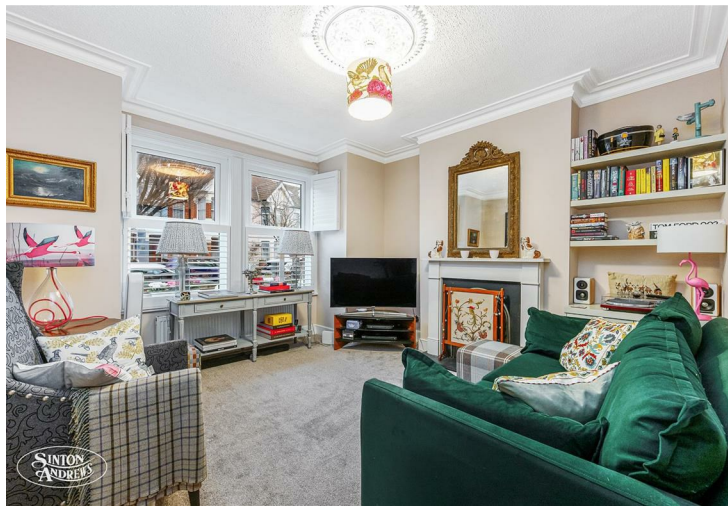
**£975,000**

**\*\*\*Viewings commence Saturday 1st February\*\*\***

Arranged over three floors and boasting a South-facing garden, this three double bedroom mid-terrace house has been extended to offer open-plan living combined with period details.

- Three double bedrooms
- Two bathrooms
- Downstairs cloakroom
- Open-plan kitchen/living area
- South-facing garden
- Attractive Edwardian house







**Freehold / House - Terraced**

# Regina Terrace, W13 9HY

## £975,000

Located in an extremely convenient location close to Crossrail and Northfield Avenue, this attractive Edwardian house has a considered layout, perfect for families.

The ground floor features a fabulous kitchen/family room equipped with the very best appliances and fittings and bi-folding doors opening onto a South-facing garden. The lounge at the front boasts a lovely fireplace and high corniced ceilings. There's also a very useful downstairs cloakroom and utility room.

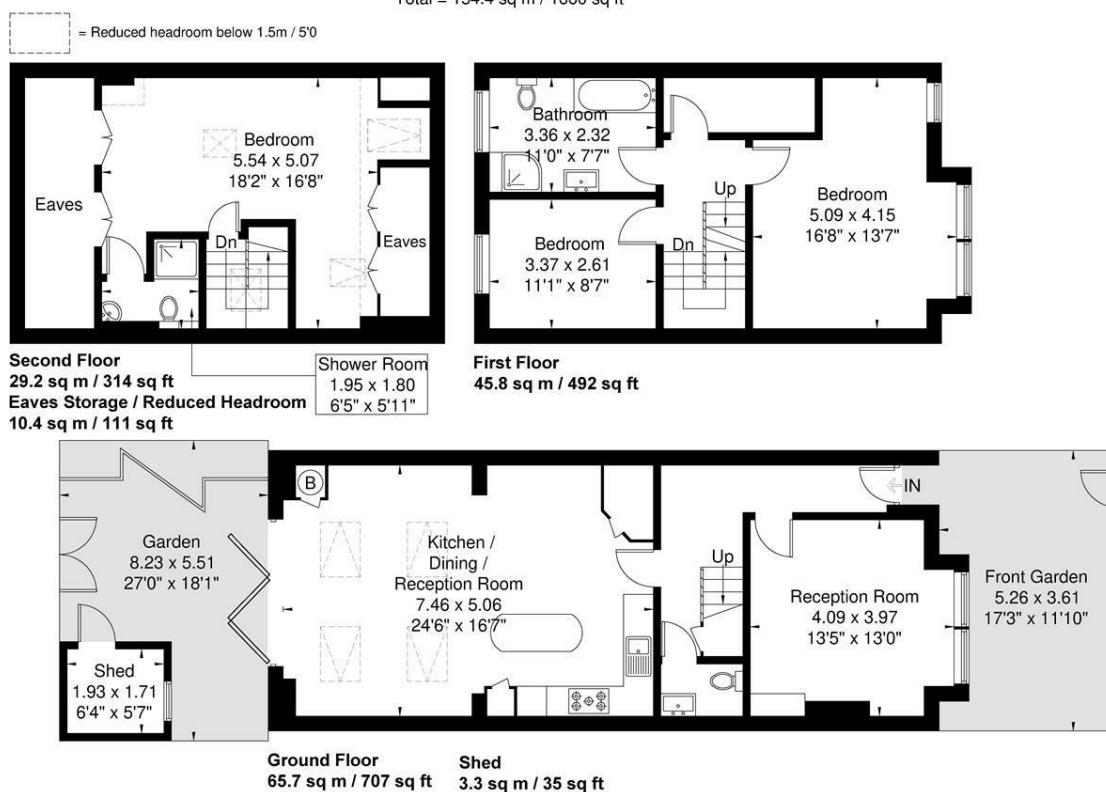
Up onto the first floor there are two double bedrooms and a modern family bathroom, there is also a large storage cupboard, which is currently being used as a walk-in wardrobe. The loft has been converted creating a further double bedroom, en-suite shower room and plenty of additional storage space.

Regina Terrace is ideally placed between Northfield Avenue and West Ealing Broadway, with their busy shops, café bars, restaurants, Northfields Piccadilly Line Station and West Ealing (Elizabeth Line) Mainline Station.



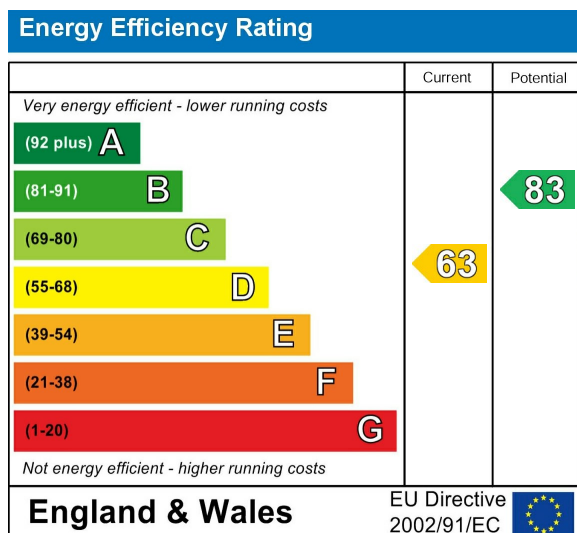
## Regina Terrace

Approximate Gross Internal Area = 140.7 sq m / 1514 sq ft  
Eaves Storage / Reduced Headroom = 10.4 sq m / 111 sq ft  
Shed = 3.3 sq m / 35 sq ft  
Total = 154.4 sq m / 1660 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.  
© www.perspective.co.uk

## Energy Performance Graph



Call us on

**020 8840 5151**

**northfieldsales@sintonandrews.co.uk**  
**www.sintonandrews.co.uk**

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.