

84 Northfield Avenue, London, W13 9RR

020 8840 5151



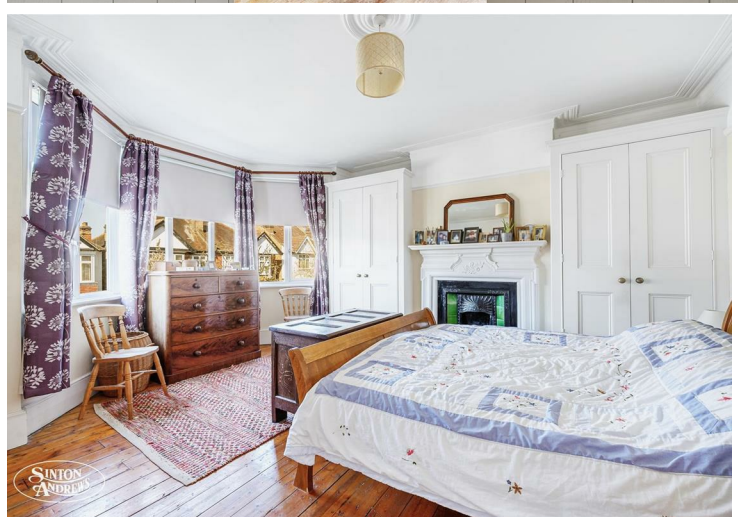
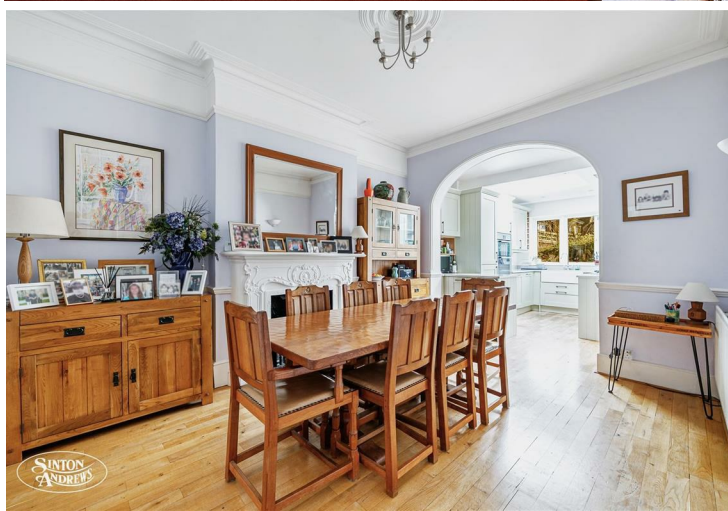
**Freehold / House - Semi-Detached**

**Lavington Road**

**£1,475,000**

A classic Edwardian family residence on this much coveted Northfields road.

- Four double bedrooms
- Brimming with character
- Scope to extend (STP)
- Very well presented throughout
- Highly desirable location
- Close to Elizabeth Line



**Freehold / House - Semi-Detached**

# Lavington Road, W13 9NW

## £1,475,000

This natural four double bedroom period home is blessed with so much of its original character, notably terrazzo floor in the welcoming entrance hall, original fireplaces, ceiling cornices and mouldings.

The ground floor has three reception rooms, a stylish modern kitchen with utility room and cloakroom/shower room adjacent. The four bedrooms are all doubles, one featuring a balcony with garden views. The generous size garden provides a delightful, restful setting.

Lavington Road is in a much sought after spot, moments from both Lammas and Walpole Parks. The neighbourhood shops, restaurants and Piccadilly Line station on Northfield Avenue are close by and a stroll through Walpole Park will bring you to Ealing Broadway Town Centre. West Ealing and Ealing Broadway are served by the recently opened Elizabeth Line.



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## Lavington Road

Approximate Gross Internal Area = 161.2 sq m / 1735 sq ft

Eaves / Reduced Headroom = 24.4 sq m / 262 sq ft

Total = 185.6 sq m / 1997 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>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>77</b> |
| (55-68) <b>D</b>                            | <b>56</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<br>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.