

84 Northfield Avenue, London, W13 9RR

020 8840 5151



**Freehold / House - Terraced**

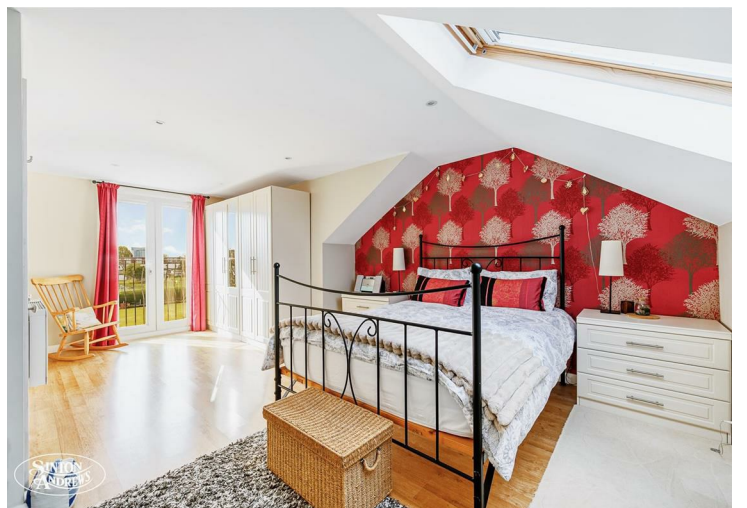
**Woodstock Avenue**

**£1,150,000**

Situated in the heart of Northfields and boasting a beautiful South facing garden with far reaching views across a private bowling club and playing fields, this Edwardian house has been thoughtfully extended by the current owners to provide a wonderful family home.

- Four generous bedrooms
- Close to Fielding Primary School
- Far reaching views
- Wonderful South facing garden
- Well presented throughout
- Two bathrooms







**Freehold / House - Terraced**

# Woodstock Avenue, W13 9UG

## £1,150,000

This period property is arranged over three floors and offers bright and spacious accommodation throughout.

As you enter the property you are greeted with a wide entrance hall, high ceilings and original tiled flooring. Off the hallway you will find the front reception room with a large bay window and a beautiful fireplace. The living area and dining area is found at the rear of the house that leads into a good size fitted kitchen. Outside, the stunning South facing garden has been designed with entertaining in mind and has a lovely outlook over a bowling green and playing fields, a rare find in Northfields.

Up onto the first floor there are two generous double bedrooms, a good size single bedroom 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.

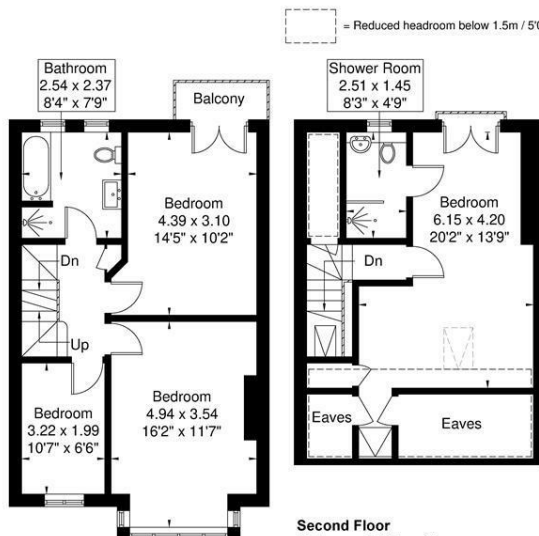
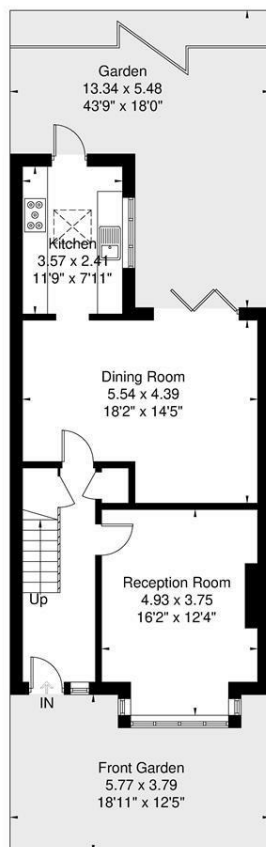
Woodstock Avenue is perfectly positioned in central Northfields. Northfield Avenue offers a vast array of local shops and amenities. The parks and open green spaces, plus the excellent transport links including Northfields Piccadilly Line tube station. Highly regarded local schools including Fielding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





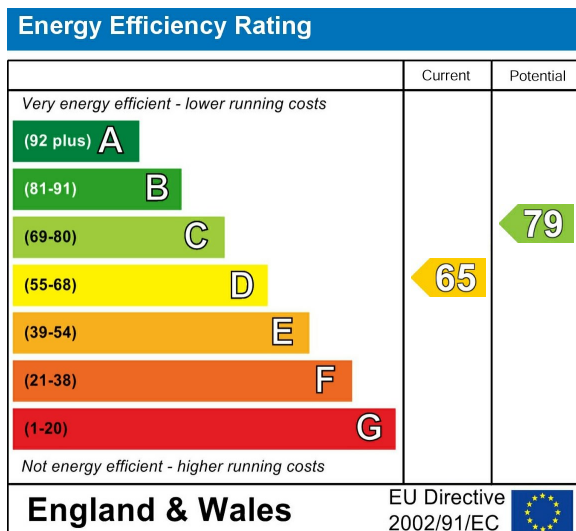
## Woodstock Avenue

Approximate Gross Internal Area = 139.4 sq m / 1500 sq ft  
Eaves Storage / Reduced Headroom = 13.7 sq m / 147 sq ft  
Total = 153.1 sq m / 1647 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



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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.