

84 Northfield Avenue, London, W13 9RR

020 8840 5151



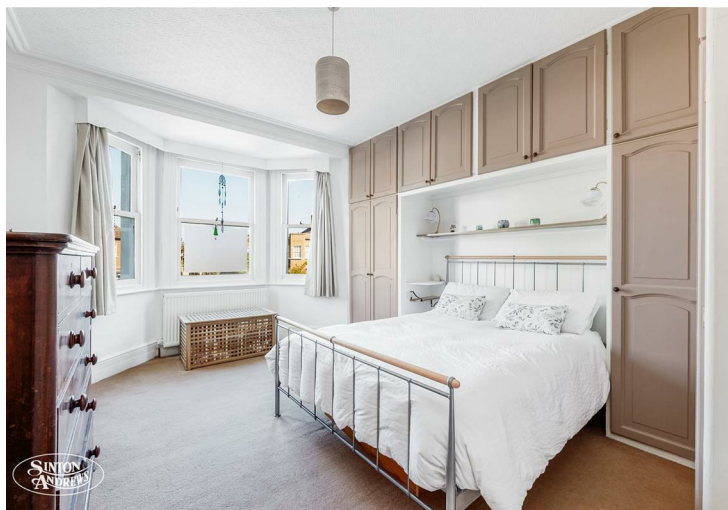
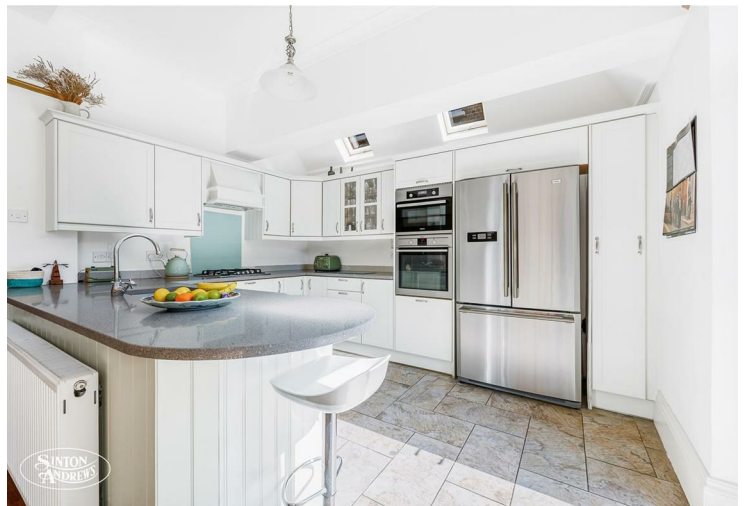
**Freehold / House - Semi-Detached**

**Elers Road**

**£2,350,000**

A circa 2600 sq.ft, highly prized and beautifully presented five double bedroom, three bathroom family home with a garage, private drive and glorious views over Lammas Park. Also offered with no onward chain.

- Five double bedrooms, three bathrooms
- Ground floor shower/cloakroom
- Garage and private drive
- Glorious Southerly views across Lammas Park
- Close to excellent local schools, shops and transport links
- Chain free



**Freehold / House - Semi-Detached**

# Elers Road, W13 9QD

## £2,350,000

A substantial and impressive five double bedroom, three bathroom bay fronted Edwardian halls adjoining semi detached offering almost 2600 sq. ft. of living space with valuable off road parking a garage and spectacular parkland views. Also offered with no onward chain.

This highly prized family home offers a wide entrance hall leading to a bright and airy lounge, a shower/utility room and a fabulous open-plan kitchen/diner/family room with wonderful views onto the 85' South facing landscaped garden. On the first floor there are three double bedrooms, one with French doors opening onto a balcony overlooking Lammas Park and a family bathroom. The top floor has a further two double bedrooms a useful study and a shower room along with plentiful eaves storage.

As well as being close to both Lammas and Walpole Parks, the shops, restaurants and Piccadilly Line station on Northfield Avenue are close by along with West Ealing Elizabeth Line station which is a short stroll away. Outstanding local schools include Fielding, Little Ealing and Mount Carmel Primary and Ealing Fields High Schools. Ealing Broadway with its array of shops and excellent transport links is also within easy reach.



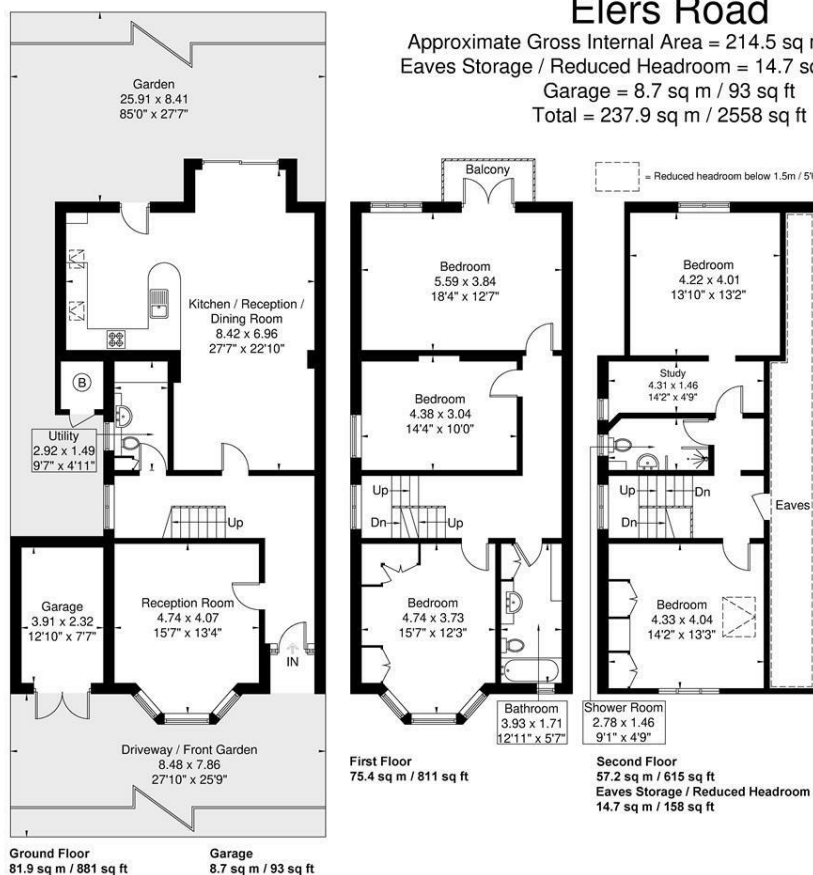
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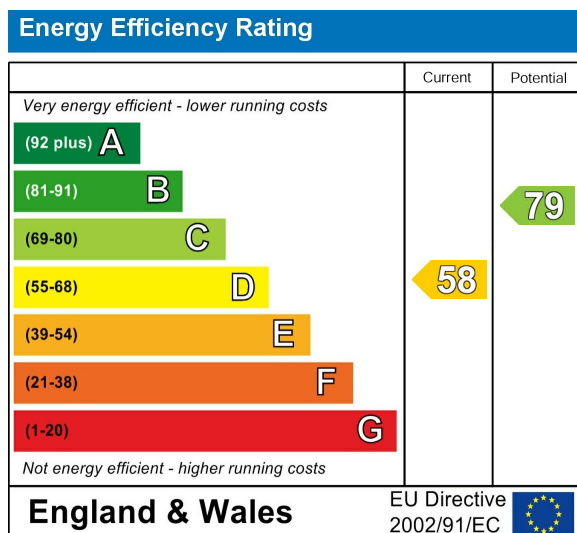
## Elers Road

Approximate Gross Internal Area = 214.5 sq m / 2307 sq ft  
Eaves Storage / Reduced Headroom = 14.7 sq m / 158 sq ft  
Garage = 8.7 sq m / 93 sq ft  
Total = 237.9 sq m / 2558 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.