

84 Northfield Avenue, London, W13 9RR

020 8840 5151



**Freehold / House - Detached**

**Boston Gardens**

**£2,475,000**

A wonderful opportunity. A very special and individual detached residence enjoying extensive landscaped gardens and a very valuable two-story annex.

- Five double bedrooms
- Light filled open plan living spaces
- Gated forecourt parking
- Built in the 1930's to a high specification
- Almost 4500sqft of living space
- Chain free







**Freehold / House - Detached**

# Boston Gardens, TW8 9LS

## £2,475,000

With accommodations spread over three floors, the ground floor is entered through a wide and welcoming hallway featuring parquet flooring, off which is the separate lounge and a large utility room, shower and storeroom. To the rear is a quite wonderful open space, incorporating a stylish kitchen and bi-folding doors bringing the garden and floods of light into the house.

On the first floor are four bedrooms, all doubles, and a family bathroom. The master suite is on the top floor, a very spacious bedroom, an en-suite bathroom and a balcony with south facing garden views.

Outside, the gardens enjoy a south westerly aspect and a well crafted annex that could be used for many purposes

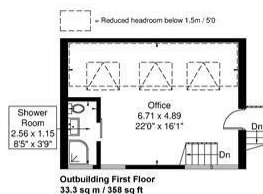
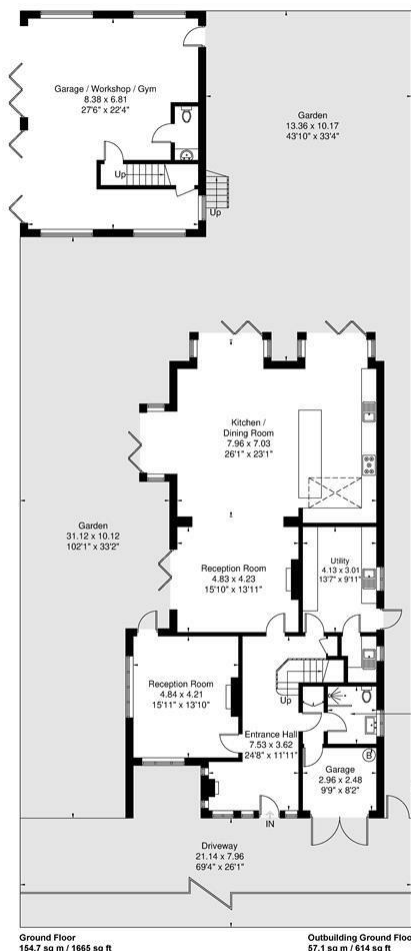
Boston Manor park is practically next door, a blissful spot to relax and enjoy countryside walks. Boston Manor Piccadilly line station and local shops are just a short walk away. There are excellent schools in the vicinity and the nearby A/M4 serves central London, Heathrow Airport and the coast.





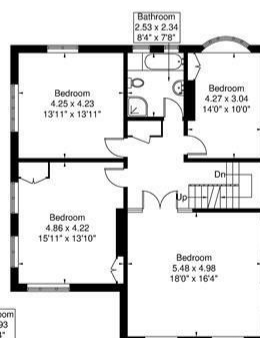
84 Northfield Avenue, London, W13 9RR

020 8840 5151



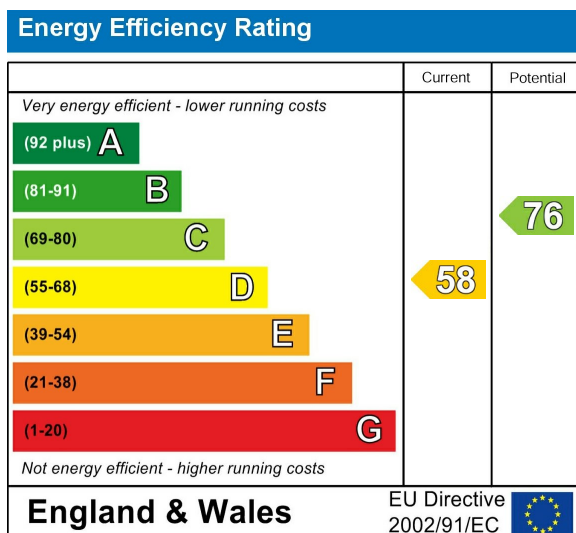
## Boston Gardens

Approximate Gross Internal Area = 302.7 sq m / 3258 sq ft  
Eaves Storage / Reduced Headroom = 14.4 sq m / 155 sq ft  
Outbuilding = 90.4 sq m / 972 sq ft  
Total = 407.5 sq m / 4385 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.prspective.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.