

84 Northfield Avenue, London, W13 9RR

020 8840 5151



**Freehold / House - End Terrace**

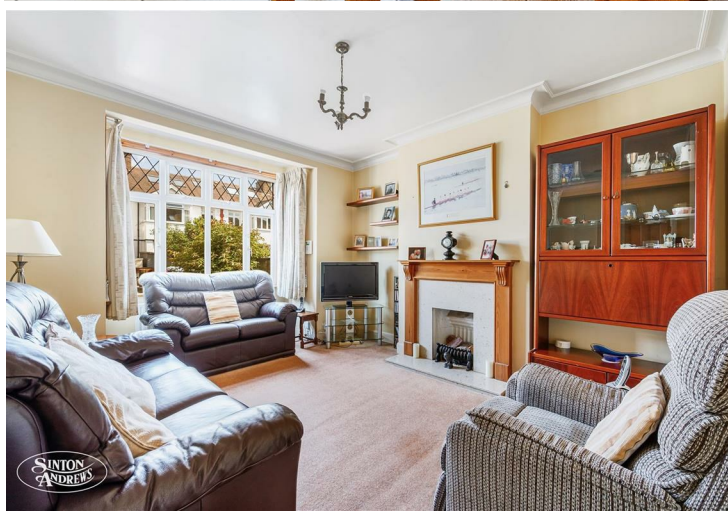
**Erlesmere Gardens**

**£1,095,000**

Offered to the market on a chain free basis and located moments from Fielding Primary school, this four bedroom family home benefits from off-street parking and a wonderful rear garden/aspect backing onto open green space.

- Four bedrooms
- Fielding Primary catchment
- Off-street parking
- No onward chain
- Well presented throughout
- Good size rear garden







**Freehold / House - End Terrace**

# Erlesmere Gardens, W13 9TY

## £1,095,000

This four bedroom family home, set on a wide plot, is located in the heart of Northfields, moments from Fielding Primary school. The property is very well presented throughout and boasts an impressive garden, offering scope for a large ground floor extension (STP).

The ground floor comprises a front reception room, an open-plan kitchen/diner which leads seamlessly to the conservatory. A very useful downstairs cloakroom completes the ground floor.

Up onto the first floor there are two generous double bedrooms, a single bedroom and family bathroom. The loft space has been converted creating the principal bedroom with an en suite shower room and plenty of additional storage.

Outside, the idyllic rear garden, which backs onto Walmer Garden Open Space, is certainly a highlight and lends itself well to extensions possibilities on the ground floor, subject to gaining the usual consents.

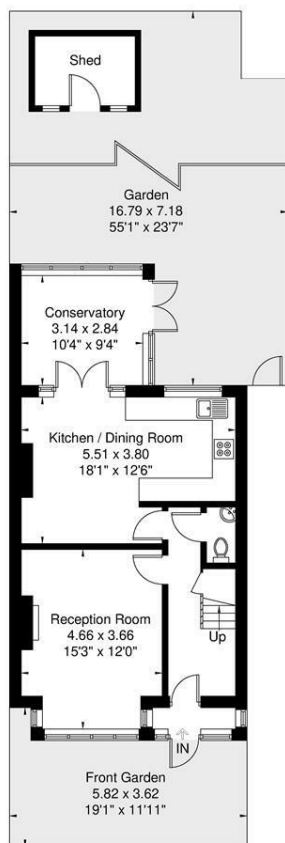
Erlesmere Gardens is perfectly positioned in central Northfields. Northfield Avenue offers a vast array of local shops and amenities. The parks and open green spaces, plus the excellent transport links including Northfields Piccadilly Line tube station. Highly regarded local schools including Fielding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





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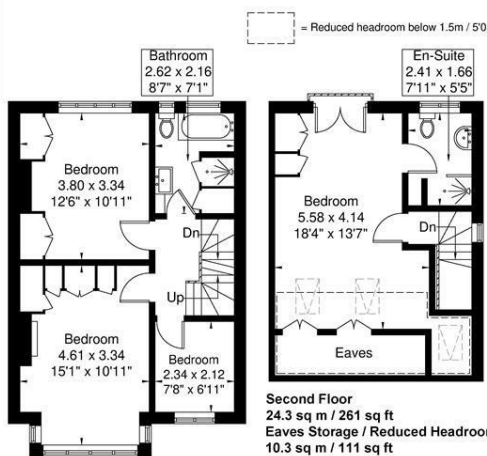
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Ground Floor  
57.2 sq m / 615 sq ft

## Erlesmere Gardens

Approximate Gross Internal Area = 126.7 sq m / 1364 sq ft  
Eaves Storage / Reduced Headroom = 10.3 sq m / 111 sq ft  
Total = 137.0 sq m / 1475 sq ft



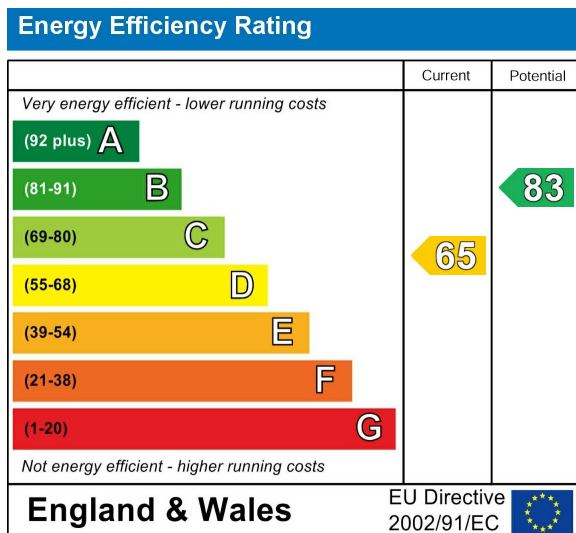
First Floor  
45.2 sq m / 486 sq ft

Second Floor  
24.3 sq m / 261 sq ft  
Eaves Storage / Reduced Headroom  
10.3 sq m / 111 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.