

84 Northfield Avenue, London, W13 9RR

020 8840 5151



**Freehold / House - Semi-Detached**

**Elers Road**

**£1,695,000**

A substantial, highly prized Edwardian family home located in one of Northfields' most desirable roads offered with no onward chain.

- Five bedrooms
- Three reception rooms
- Secluded garden
- Off road parking
- Period features
- No onward chain







**Freehold / House - Semi-Detached**

**Elers Road, W13 9QB**

**£1,695,000**

Offering over 2100 sq. ft of living space, off road parking and many period features, this halls adjoining semi-detached house is offered with no onward chain.

On the ground floor there are two very well proportioned reception rooms, fitted kitchen, a very useful utility room, separate cloakroom, and a wonderfully bright dining/sun room with French doors leading to the wide rear garden providing a good degree of seclusion and benefits from side-access.

Up onto the first floor there are four bedrooms and a family bathroom. The loft space has been converted, creating a double bedroom, bathroom and plenty of additional storage space.

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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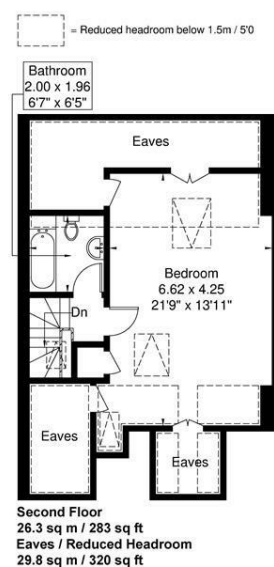
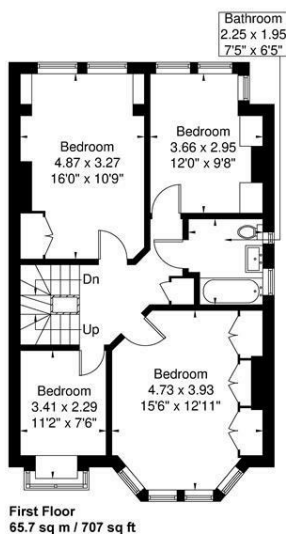
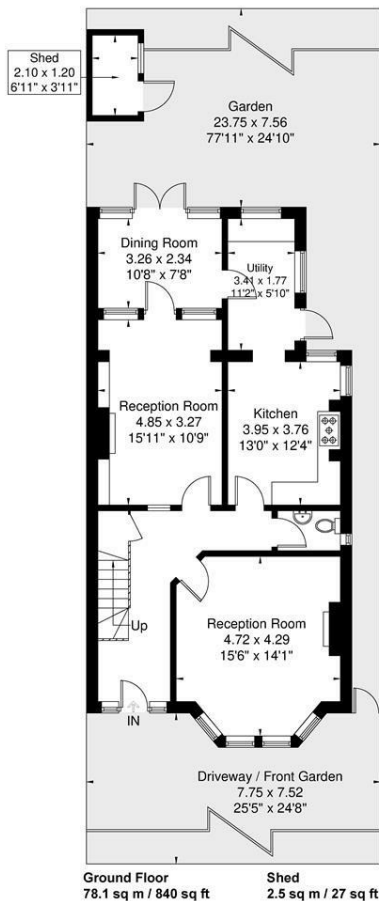
## Elers Road

Approximate Gross Internal Area = 170.1 sq m / 1831 sq ft

Eaves / Reduced Headroom = 29.8 sq m / 320 sq ft

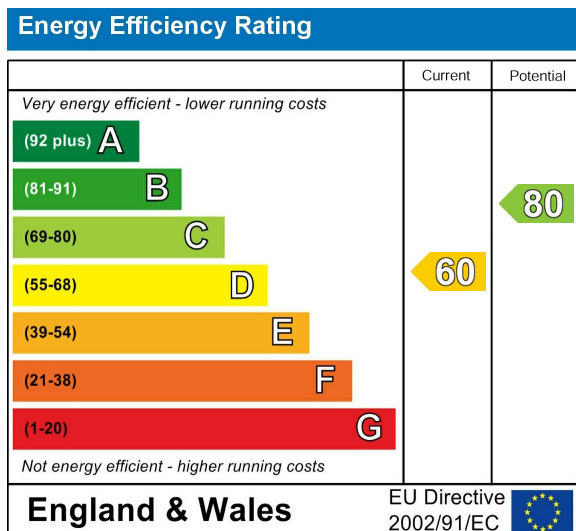
Shed = 2.5 sq m / 27 sq ft

Total = 202.4 sq m / 2178 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



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.