

84 Northfield Avenue, London, W13 9RR

020 8840 5151



**Freehold / House - Terraced**

**Grosvenor Road**

**£1,100,000**

Located close to excellent local schools, this attractive four bedroom Edwardian house is arranged over three floors, boasting a wonderful open-plan kitchen and an exceptionally large West-facing garden with far reaching views.

- Excellent local schools
- Large West-facing garden
- Underfloor heating + air conditioning
- Immaculate condition throughout
- Open-plan kitchen
- Home office







**Freehold / House - Terraced**

# Grosvenor Road, W7 1HJ

£1,100,000

This impressive period family home has been beautifully refurbished and designed for modern family living.

The property comprises a generous through lounge boasting underfloor heating and beautiful bay window with plantation shutters. The rear of the house has been extended and now features a wonderful open-plan kitchen/diner. The impressive bi-folding doors take you out to a fantastic size, landscaped West-facing garden with a fully insulated and heated home office.

Up onto the first floor there are two double bedrooms, a luxury family bathroom with underfloor heating and a single bedroom/study. The well-crafted loft conversion houses the principal bedroom, a stylish bathroom and plenty of additional storage space. We highly recommend viewing this house to fully appreciate the standard of workmanship.

Grosvenor Road is a short walk to the neighbourhood shops and cafes on Northfield Avenue and West Ealing Broadway. Rail links for West Ealing (Elizabeth Line) and Northfields (Piccadilly Line), both easily reached. The nearby schools are Oaklands Primary and Elthorne Park High School, both very popular with local families.



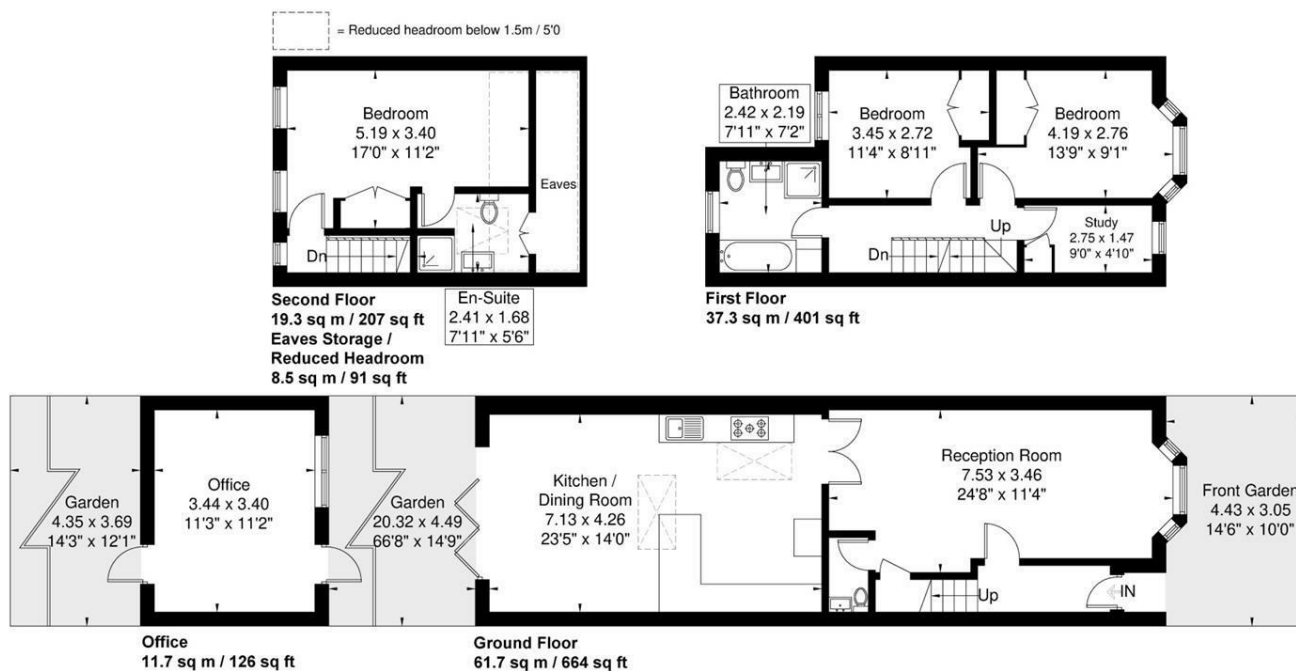
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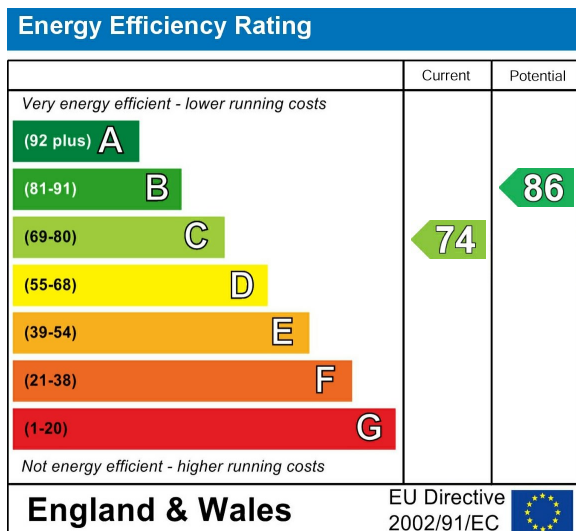
## Grosvenor Road

Total Approximate Gross Internal Area = 138.5 sq m / 1490 sq ft  
(Including Office)



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.