

84 Northfield Avenue, London, W13 9RR

020 8840 5151



**Freehold / House - End Terrace**

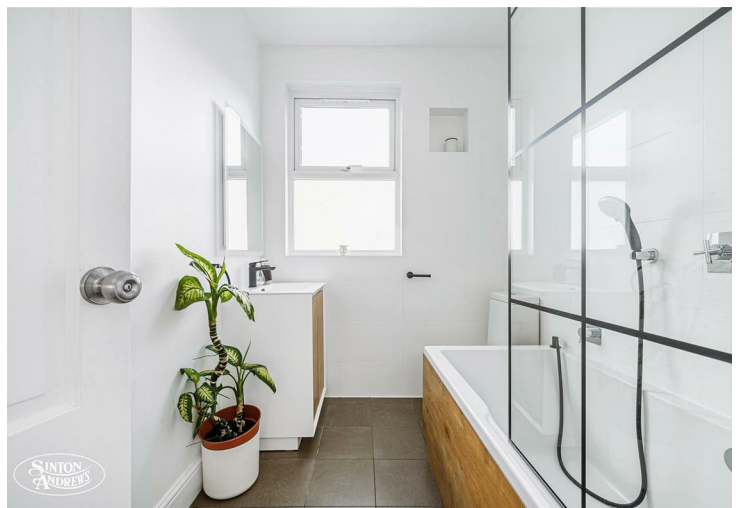
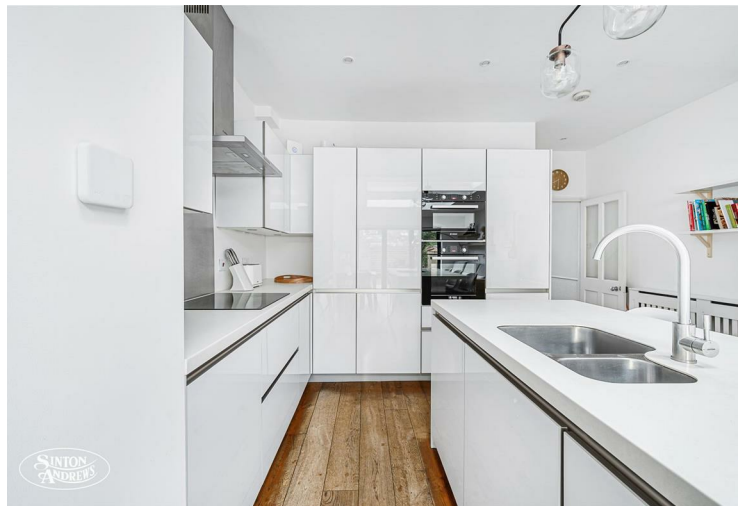
**Cranmer Avenue**

**£995,000**

A beautifully appointed fully-extended Victorian home offered in excellent condition throughout with a pretty south-facing garden and in-catchment for excellent local schools.

- Catchment for Fielding & Elthorne High schools
- Stunning open-plan kitchen
- South-facing garden
- Close to Lammas & Walpole parks
- Excellent condition throughout
- No onward chain







**Freehold / House - End Terrace**

# Cranmer Avenue, W13 9SH

## £995,000

Offering a perfect blend of period charm and modern living, this fully extended end of terrace period home ticks all the boxes.

The ground floor features a lounge with period features and plantation shutters, a very useful downstairs WC and utility and a wonderful open-plan kitchen/diner/family area. Bi-folding doors open onto a pretty south-facing landscaped garden.

Up on the first floor there are two bedrooms and family bathroom. The loft has been converted and now houses a master suite comprising double bedroom, en-suite shower room and plenty of additional storage space.

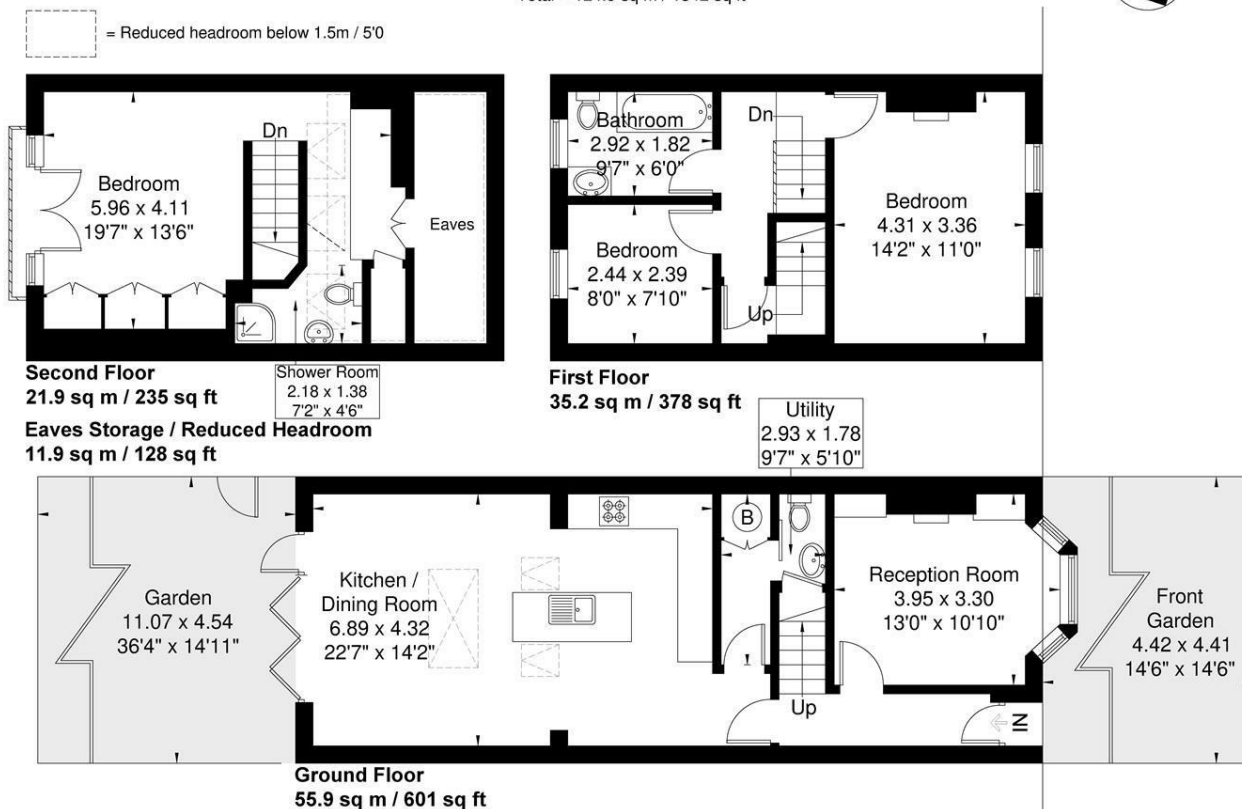
Cranmer Avenue is perfectly positioned just off Northfield Avenue which offers a vast array of local shops and amenities. There are parks and open green spaces plus the excellent transport links including Northfields Piccadilly Line tube station which provides a great service to London Heathrow and Central London. The highly regarded local schools including Fielding Primary School, Ealing Fields and Elthorne High School, all make this an extremely desirable area for families and professionals alike.





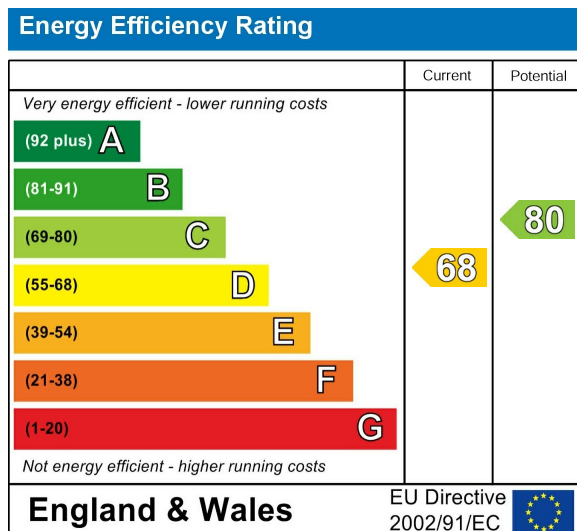
## Cranmer Avenue

Approximate Gross Internal Area = 113 sq m / 1214 sq ft  
Eaves Storage / Reduced Headroom = 11.9 sq m / 128 sq ft  
Total = 124.9 sq m / 1342 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.