



Kingsdown Avenue, London W13 9PR

welcome to
Kingsdown Avenue, London

Set on one of Northfields' most sought-after residential roads, this generously proportioned period home offers over 1,400 sq. Ft of well-presented living space with superb potential to extend (STPP).

The property boasts three spacious bedrooms, two bathrooms, a large kitchen, and an expansive reception room filled with natural light-perfect for modern family living. A charming conservatory/orangery opens onto a beautifully maintained garden, while a large outhouse provides excellent flexibility for a home office, gym, or studio.

With scope to convert the loft to create up to two additional bedrooms, this home presents a rare opportunity to grow into a substantial family residence in a fantastic location.



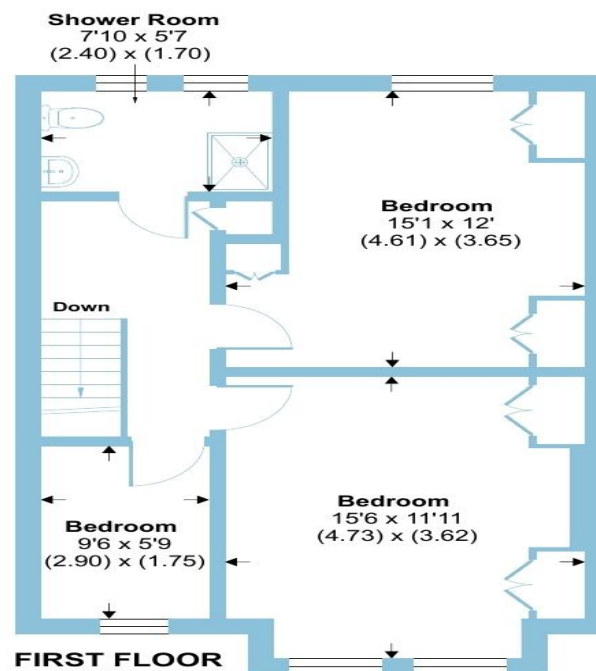
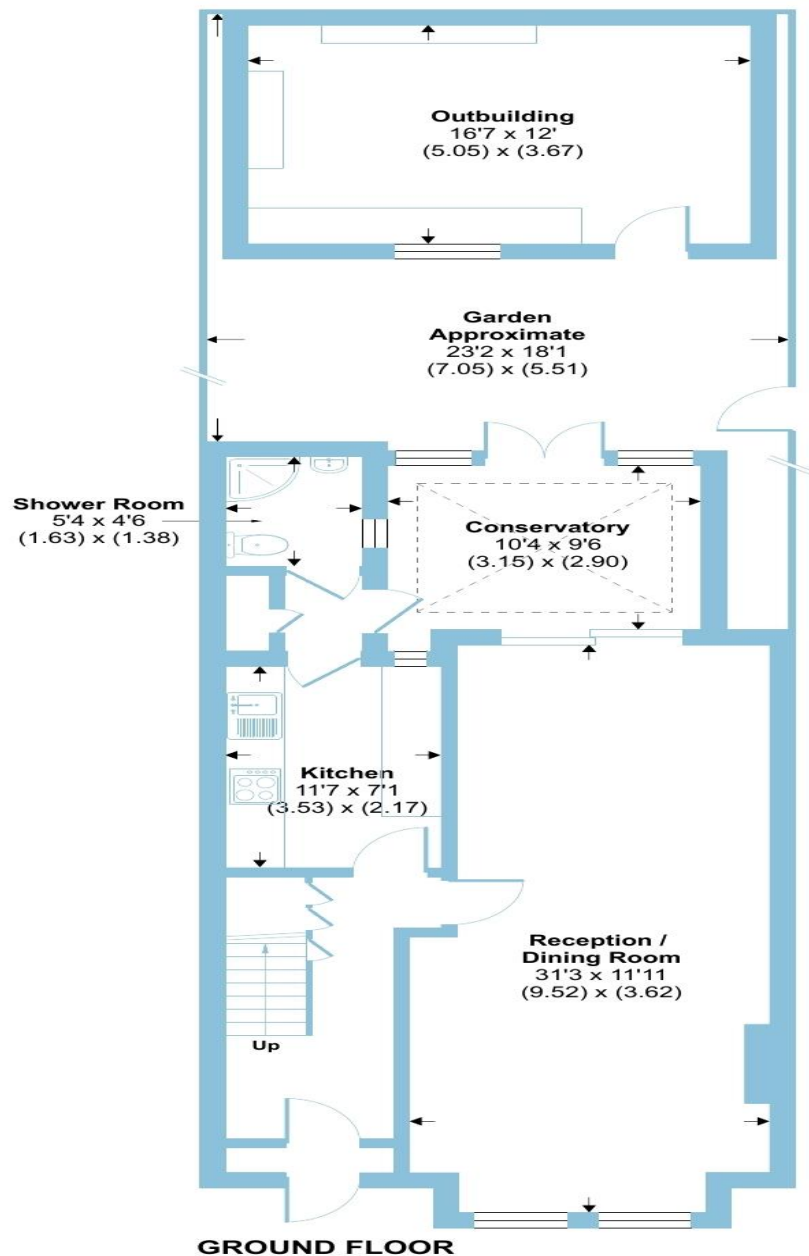
Kingsdown Avenue, London, W13

Approximate Area = 1235 sq ft / 114.7 sq m

Outbuilding = 199 sq ft / 18.4 sq m

Total = 1434 sq ft / 133.1 sq m

For identification only - Not to scale



welcome to

Kingsdown Avenue, London

- Spacious Period Home with Development Potential
- 3 Bedrooms
- 1400+ Sq. Ft
- Large Garden & Outhouse
- Prime Northfields Location

Tenure: Freehold EPC Rating: D

Offers in Excess of £900,000

Situated in the heart of Northfields, just moments from the station, excellent schools, parks, and the vibrant high street, this is a home that combines space, charm, and future potential in one of Ealing's most family friendly neighbourhoods. Please call the Ealing branch today to book a viewing!



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109471



Property Ref:
EAL109471 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8579 5050



ealing@barnardmarcus.co.uk



55 The Mall, Ealing, LONDON, W5 3TA



barnardmarcus.co.uk