

# Rolfe East



Raymond Avenue, London, W13 9UY

£925,000 Freehold

- Three bedroom family home
- End terrace
- Two spacious reception rooms
- Scope to extend (STPP)
- Lovely road
- Close to sought after Fielding and Elthorne Schools
- Convenient for Piccadilly line tube
- Chain free sale
- West facing rear garden
- Freehold

A fantastic opportunity to purchase these three bedroom end of terrace family home, situated on this highly sought after road and brought to the market without any onward chain.



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This already lovely home has even more potential to extend to the rear or into the loft (subject to planning consents) and accommodation currently comprises a welcoming hallway, two spacious reception rooms including a lounge and a rear facing family/dining room leading out on to the garden and a kitchen. Upstairs, there is the landing with access to the loft, a family bathroom and three well proportioned bedrooms. Outside, there are attractive gardens to both the front and rear, with the rear being a west facing aspect, perfect for those long summer's evenings.

Superbly located, Raymond Avenue is a highly sought after residential road, just a few moments from both the highly regarded Fielding & Elthorne Schools. The property is just over half a mile to Northfield Avenue with all of the boutique shops, restaurants and Northfields Tube station, giving fast Piccadilly line access into Central London and out to Heathrow Airport. The property also benefits from being close to beautiful Elthorne Park, Lammas Park and Walpole Park (home of many food, music and jazz festivals).



Council Tax Band: E





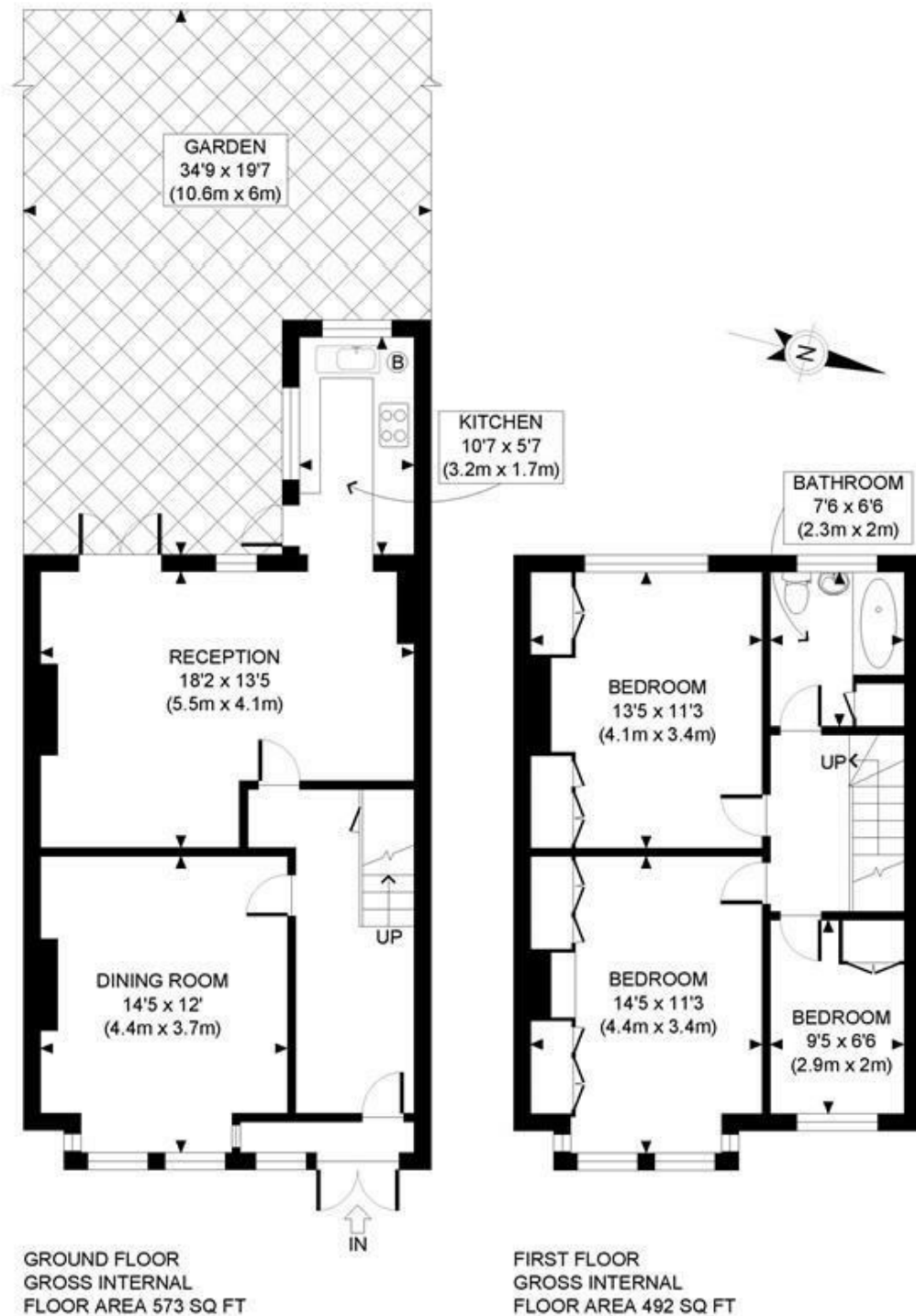
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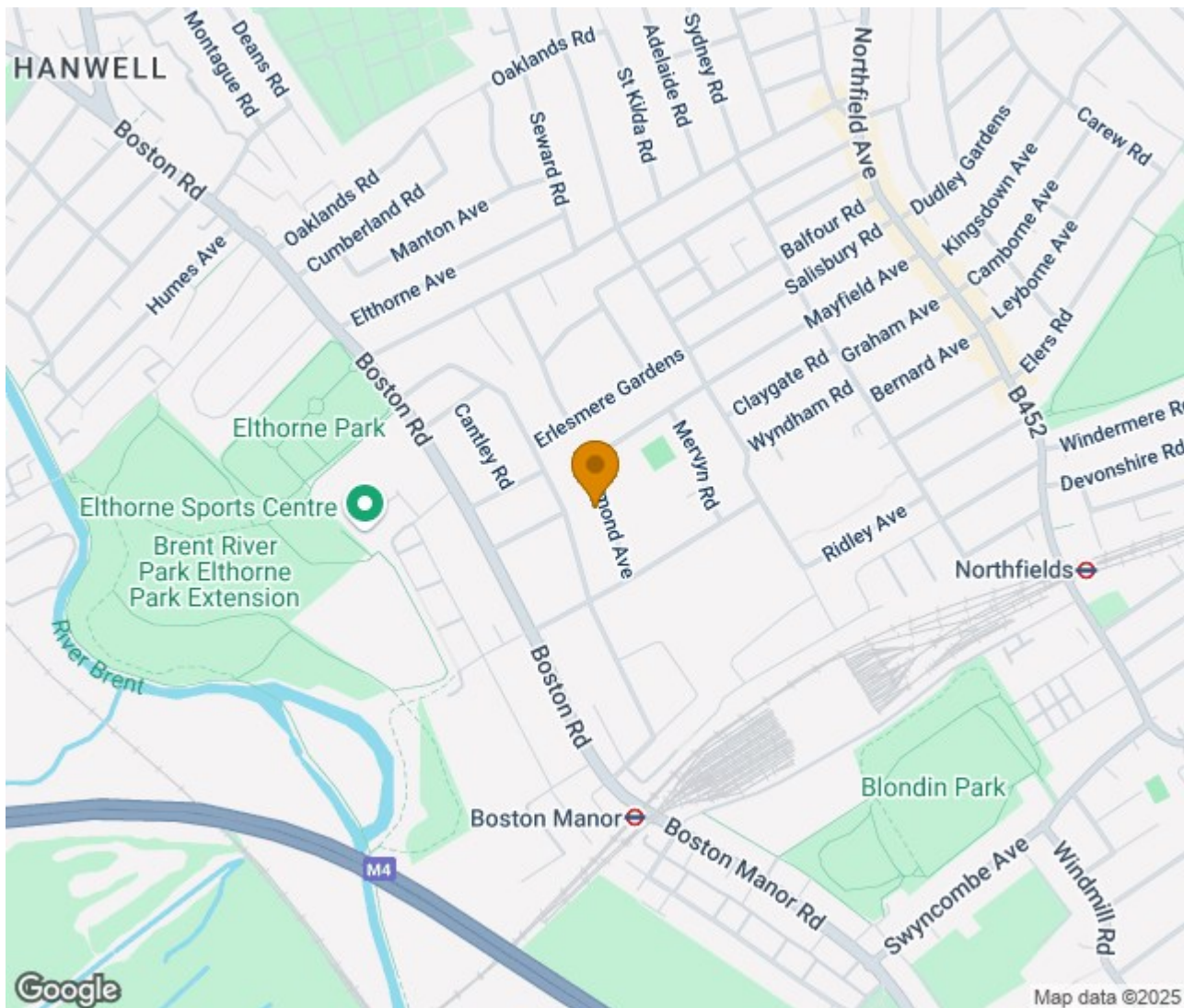


APPROX. GROSS INTERNAL FLOOR AREA: 1065 SQ FT/ 99 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating:** **E**

## Viewings

Viewings by arrangement only.  
Call 020 8579 1111 to make an appointment.