## Lancaster Gardens, W13

### £999,500

What a gem! Coming to the market for first time in many years, this wonderful four bedroom family home is offered onto the market with no onward chain.

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Enjoying a naturally spacious footprint, the ground floor accommodation comprises a large front reception room, two dining rooms, kitchen and shower-room. The larger dining room and kitchen have direct access to the secluded garden. Huge potential to extend to the rear and create an open plan living/dining area (like many neighbouring properties have done) STPP. The first floor offers four bedrooms (three doubles and a single) as well as a family bathroom (with shower) and separate WC. The loft can be converted subject to relevant consents.

Perfectly located for excellent transport links including Northfields station (Piccadilly) and West Ealing (Elizabeth Line) which provides speedy travel to central London. Local parks include Lammas & Walpole, both fantastic family amenities. An array of shops & restaurants along Northfields Avenue.

• Four Bedrooms • No Onward Chain • Secluded Garden •
• Excellent Transport Links • Local Parks • Shops & Restaurants •

# Robertson Smith & Kempson

**RICS** Regulated Estate Agent and Letting Agent

## Ground Floor

**Dining Room**
5.31m x 3.33m
(17'5" x 10'11")

**Dining Room**
3.48m x 3.12m
(11'5" x 10'3")

**Kitchen**
3.25m x 2.82m
(10'8" x 9'3")

**Reception Room**
5.16m x 4.62m
(16'11" x 15'2")

## First Floor

**Bedroom**
3.10m x 2.41m
(10'2" x 7'11")

**Bedroom**
3.25m x 3.12m
(10'8" x 10'3")

**Bedroom**
4.60m x 3.91m
(15'1" x 12'10")

**Bedroom**
3.71m x 2.64m
(12'2" x 8'8")

Total area (approx): 138.70 sq m (1493 sq. ft)

## Robertson Smith & Kempson Northfields Sales

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