



Belsize Avenue, W13

£875,000

*** Offers in Excess Of ***

We're delighted to present to the market this extended three bedroom family home set over three floors with a large secluded south-facing garden.



A great balance of bedrooms and living space, this ideal family home on the ground floor offers a front reception room, a kitchen/ dining room and extended additional reception to the rear leading to the sun-trapped garden. The principal bedroom is to the front of the house on the first floor, also on the first floor are a family bathroom and additional bedroom. The loft includes an additional double bedroom.

Ideally located for Northfields station (Piccadilly) & West Ealing station (Elizabeth Line) providing unrivalled access all over London. Local parks to enjoy include Lammas & Walpole. Ofsted outstanding schools include Fielding & Elthorne High.

- South-Facing Garden • Local Parks • Ofsted Outstanding Schools •
 - Three Bedrooms • Excellent Transport Links • Beautiful Condition •
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Total area (approx): 100.42 sq m (1081 sq. ft)
(Excluding Eaves Storage)
Eaves Storage total area (approx): 12.54 sq m (135 sq. ft)

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Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.