



## Balfour Road, W13

£950,000

Offering over 1200 sq ft, this beautifully laid out family home set over three floors is a must for early viewing. Stunning throughout and benefitting from a landscaped south facing garden.



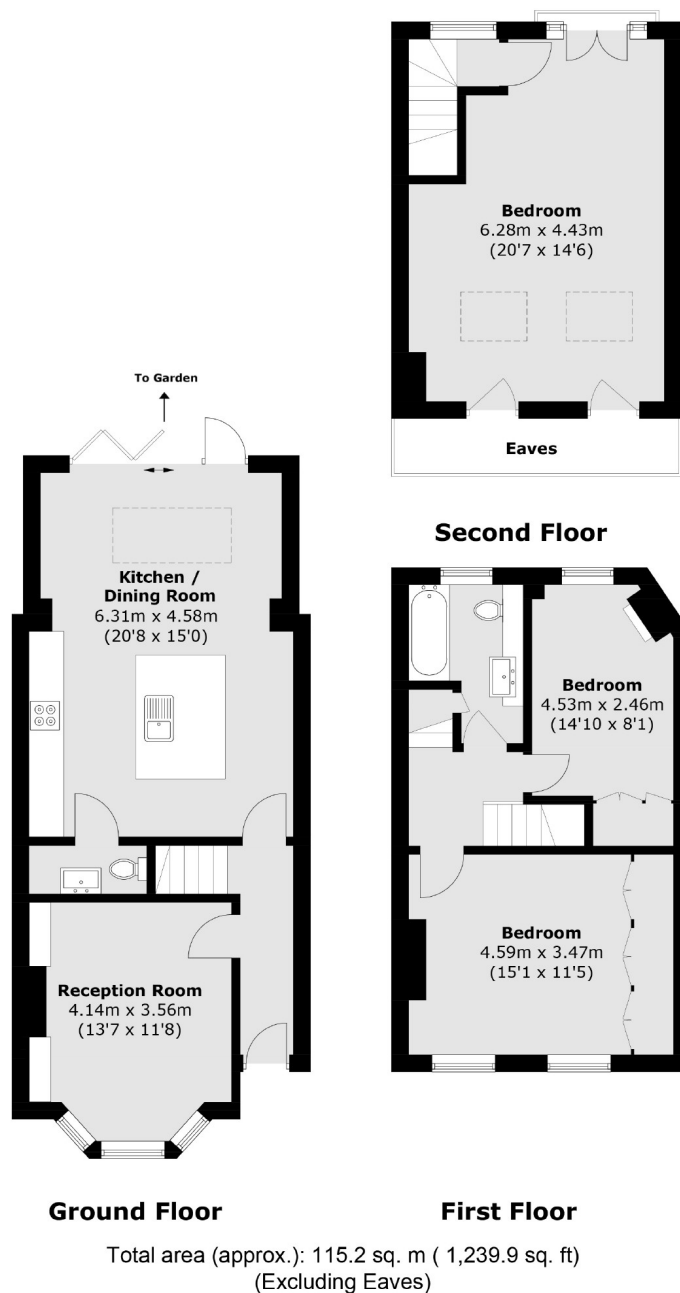
The extended ground floor makes this a simply sublime ground floor, including a large front reception room, a spacious kitchen/diner (with WC) leading directly to the sun-trapped garden. The first floor accommodation includes two double bedrooms and a family bathroom. The loft offers the principle bedroom filled with natural light throughout aided by the Juliet balcony. (it's possible to add an en-suite if desired).

Ideally located for a range of Ofsted outstanding schools including Oaklands, Fielding & Elthorne. Local parks to enjoy include Lammas, Walpole & Elthorne. A range of shops & restaurants along Northfields Avenue. A choice of excellent transport links, Elizabeth Line (West Ealing) & Northfields station (Piccadilly) providing easy access all over London.

- South Facing Garden • Three Double Bedrooms • Exquisite Condition •
  - Excellent Transport Links • Ofsted Outstanding Schools • Local Parks •
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