

84 Northfield Avenue, London, W13 9RR

020 8840 5151



Freehold / House - Terraced

Claygate Road

£1,295,000

Tucked away on a quiet street in central Northfields and moments from Fielding Primary school, this four bedroom Edwardian house has been thoughtfully renovated by the current owner with an exacting eye for detail, the result is a truly magnificent family home.

- Four bedrooms & two bathrooms
- Central Northfields - Catchment for Fielding Primary & Elthorne High schools
- No onward chain
- Downstairs utility room and cloakroom
- High end finish throughout
- Close to Elizabeth and Piccadilly Line stations



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Measuring close to 1700 sq. ft, this Edwardian house has been the subject of a full and recent transformation. Arranged over three floors and offered to the market with no onward chain, this family home is ready to move into and is located in one of Northfields premier roads.

A generous entrance hall leads to a bright bay-fronted reception room. The rear of the house has been extended and now boasts a wonderful open-plan kitchen and living area. The bespoke kitchen is a real focal point of the house and all fittings to the very highest specification. The impressive custom made doors take you out to the expertly landscaped and secluded garden. The very useful utility room and cloakroom completes the downstairs.

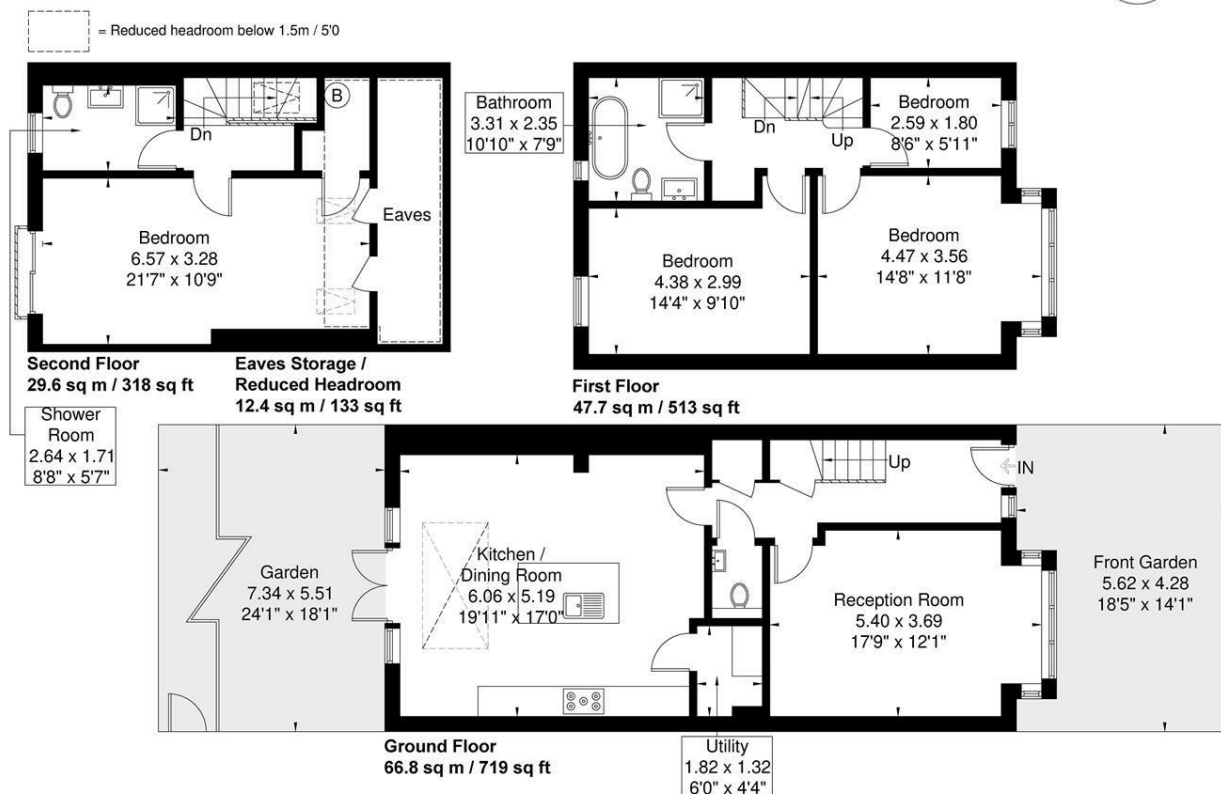
The first floor has also been reconfigured to maximise space. There are three beautifully appointed bedrooms and a luxury family bathroom. The well-crafted loft conversion features the principle bedroom, a stylish bathroom and plenty of additional storage space. We highly recommend viewing this house to fully appreciate the standard of workmanship and attention to detail.

Claygate Road is perfectly positioned off Northfield Avenue, which offers a vast array of local shops and amenities. The parks and open green spaces, plus the excellent transport links including Northfields Piccadilly Line tube station. Highly regarded local schools including Fielding Primary School and Elthorne High School, all make this an extremely desirable area for families and professionals alike.



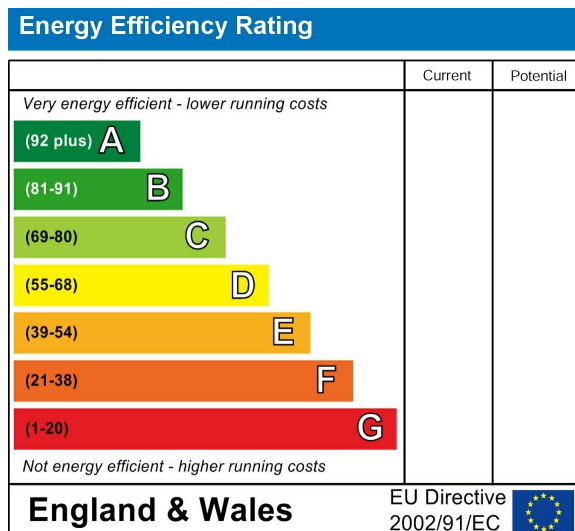
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Approximate Gross Internal Area = 144.1 sq m / 1551 sq ft
 Eaves Storage / Reduced Headroom = 12.4 sq m / 133 sq ft
 Total = 156.5 sq m / 1684 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
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Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.