

84 Northfield Avenue, London, W13 9RR

020 8840 5151



Leasehold / Apartment

Rathgar Avenue

£510,000

Offered to the market on a chain free basis, this beautifully appointed two double bedroom apartment is located in a highly desirable residential area.

- Two double bedrooms
- Immaculate condition throughout
- Close to Lammas and Walpole parks
- Excellent transport links
- Very well maintained block
- Balcony overlooking communal gardens



Leasehold / Apartment

Rathgar Avenue, W13 9PP

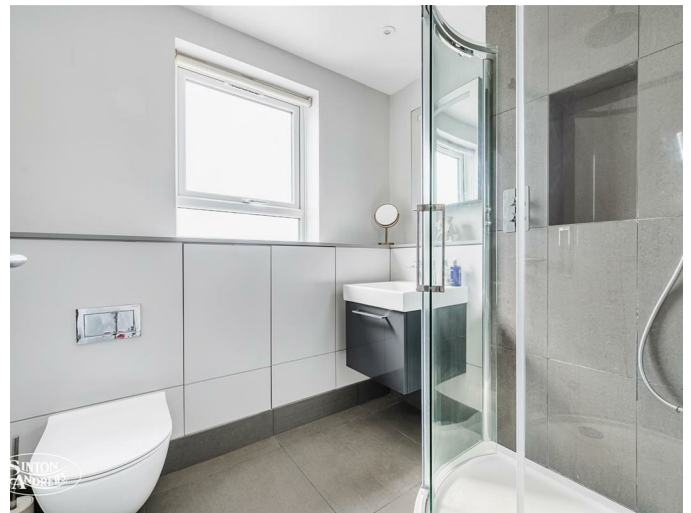
£510,000

This turn-key apartment is located on the second floor of this very well maintained purpose built block.

The property features two double bedrooms, both with fitted wardrobes and shelving, a generous living room with doors leading to a balcony with a South facing aspect overlooking the communal garden. The fully equipped tiled kitchen and the luxury tiled bathroom have recently been updated by the current owners and are both equally impressive.

Further additions worth mentioning includes recently double glazed windows and a new balcony and front door. There is underfloor heating in the kitchen and bathroom, the remainder of the flat has engineered wood flooring. There is also a very useful large storage cupboard in the hallway and the flat benefits from an intercom system. Unallocated parking is offered on a first come first serve basis.

Located within a quiet residential area, the property is conveniently positioned between numerous transport links (including Elizabeth, Central and District Lines) as well as various amenities along Northfield Avenue and Ealing Broadway. Walpole and Lammas parks are also just a short walk away.



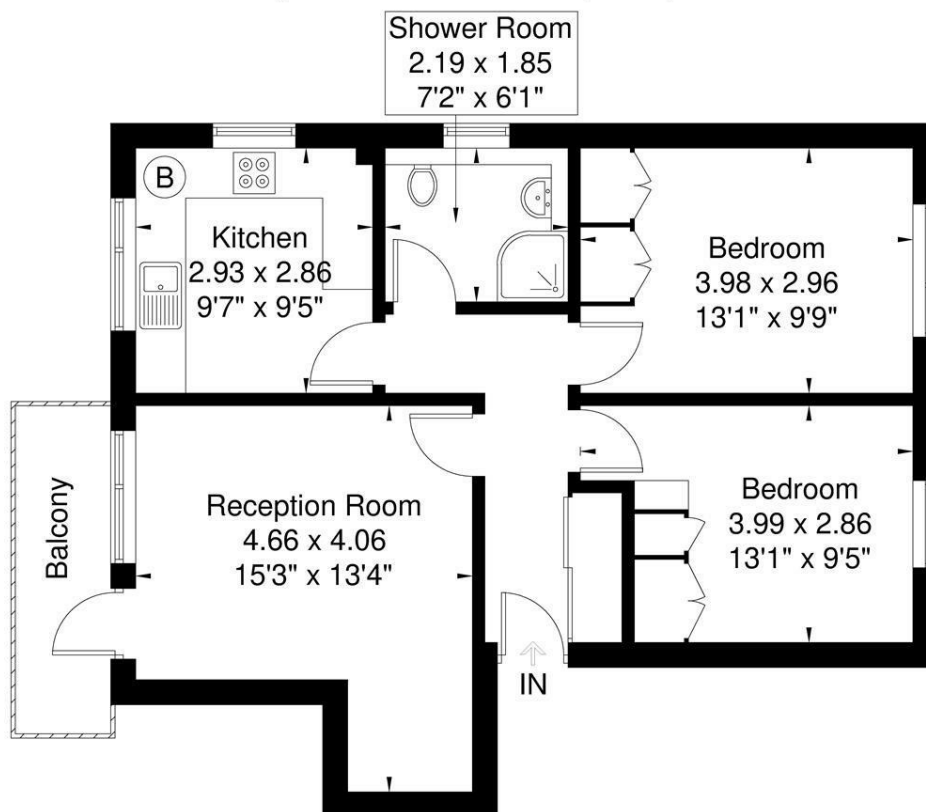
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Kemsley Court

Approximate Gross Internal Area = 59.5 sq m / 640 sq ft



Second Floor

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on

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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.