

84 Northfield Avenue, London, W13 9RR

020 8840 5151



Freehold / House - Semi-Detached

Lavington Road

£1,250,000

Located on a highly sought-after street, close to both Lammas and Walpole Parks, this substantial Edwardian semi-detached house offers a rare opportunity to create a wonderful family home.

- Four double bedrooms
- Fantastic potential to extend (STP)
- Close to Elizabeth Line
- Highly desirable location - close to Lammas and Walpole Parks
- West-facing garden
- No onward chain
- Off-street parking



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Offered to the market on a chain free basis and arranged over three floors, this substantial Edwardian semi-detached house boasts generous room sizes, off-street parking and fantastic potential to extend and remodel (STP).

The ground floor features a wide entrance hall, two reception rooms, kitchen/breakfast room and a conservatory. Up onto the first floor there are three double bedrooms (one of which is served by an en-suite bathroom) and a family bathroom. Outside, you will find a secluded west-facing rear garden and valuable off-street parking to the front.

There is a further double bedroom on the second floor, however, there is potential to extend the loft space to add more space and the possibility to remodel/extend the ground floor, similar to the neighbouring properties.

Lavington Road is in a much sought-after spot, moments from both Lammas and Walpole Parks. The neighbourhood shops, restaurants and Piccadilly Line station on Northfield Avenue are close by, and a stroll through Walpole Park will bring you to Ealing Broadway Town Centre. West Ealing and Ealing Broadway are served by the recently opened Elizabeth Line, with West Ealing Station just a 10-minute walk from the property.

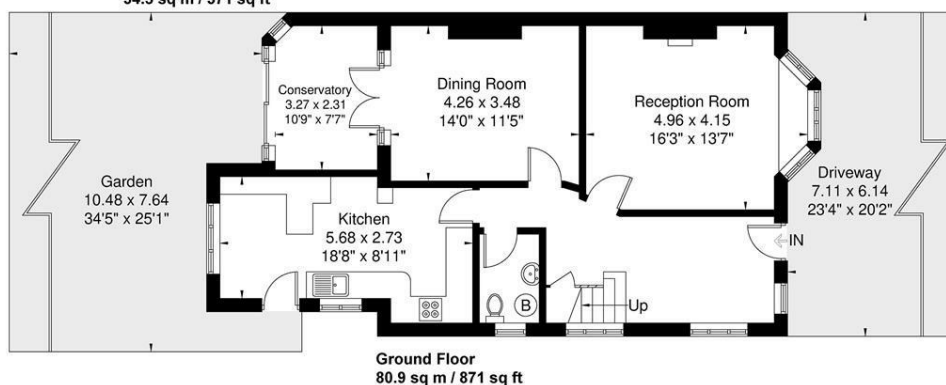
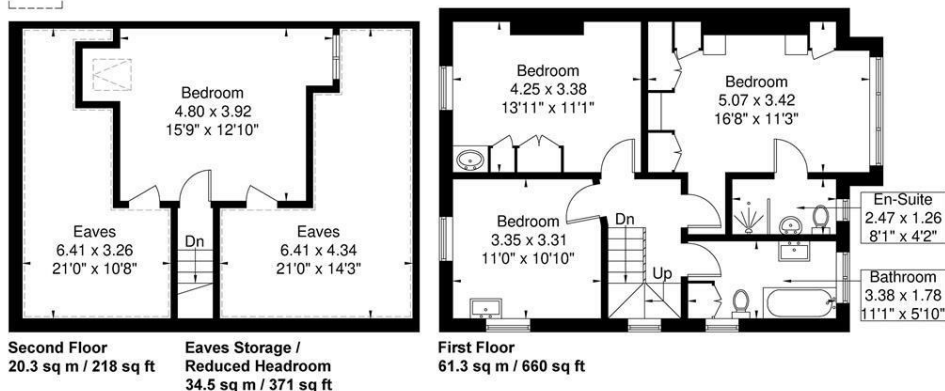


Lavington Road

Approximate Gross Internal Area = 162.5 sq m / 1749 sq ft
 Eaves Storage / Reduced Headroom = 34.5 sq m / 371 sq ft
 Total = 197.0 sq m / 2120 sq ft



 = Reduced headroom below 1.5m / 5'0"



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
(55-68) D	56	
(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

020 8840 5151

northfieldsales@sintonandrews.co.uk

www.sintonandrews.co.uk

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.