



**Freehold / House - Semi-Detached**

**Northfield Road**

**£725,000**

Tucked away on a quaint street just off Northfield Avenue, this well presented two double bedroom Victorian house is located in the heart of Northfields moments from Fielding Primary school.

- Two double bedrooms
- South-facing garden
- Close to Fielding Primary School
- Scope for extensions (STP)
- Central Northfields location
- Close to Elizabeth and Piccadilly line stations







**Freehold / House - Semi-Detached**

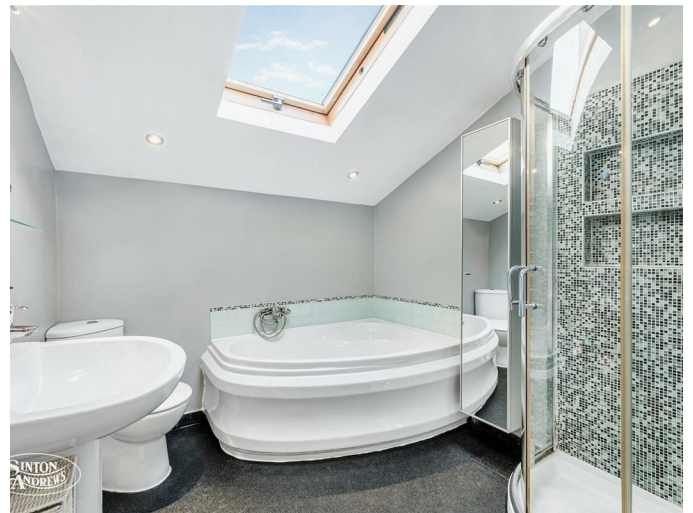
# Northfield Road, W13 9SY

## £725,000

The ground features a front reception room, a generous open-plan living area and kitchen/diner. Doors from the kitchen open onto a secluded South-facing garden. The very useful downstairs utility room completes the ground floor.

Upstairs there are two double bedrooms and a family bathroom. There is scope to enhance and enlarge the property by extending both the ground floor and into the loft space (STP).

Northfield Road is a quaint street perfectly placed within a short walk for the shops, café bars and restaurants on Northfield Avenue and within easy reach of the Piccadilly Line station and West Ealing station (Crossrail). Fielding Primary and other excellent local schools are also close by.



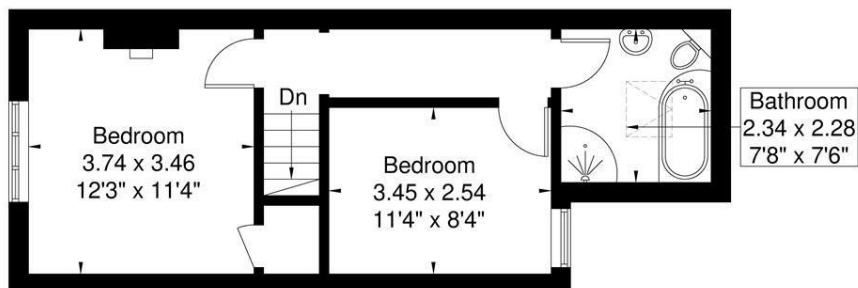
84 Northfield Avenue, London, W13 9RR

020 8840 5151



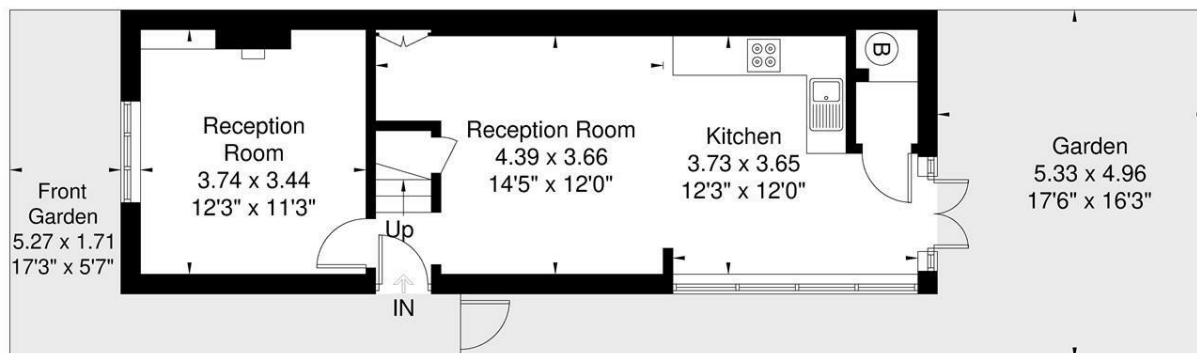
## Northfield Road

Approximate Gross Internal Area = 81.9 sq m / 880 sq ft



**First Floor**

36.1 sq m / 388 sq ft



**Ground Floor**

45.8 sq m / 492 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

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>78</b> |
| (55-68) <b>D</b>                            | <b>64</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.