

84 Northfield Avenue, London, W13 9RR

020 8840 5151



Freehold / House - Terraced

Northcroft Road

£835,000

A beautifully appointed two double bedroom period house, ideally located in the heart of Northfields close to excellent schools, transport links, a variety of local parks and local amenities. The property presents a wonderful opportunity to acquire a welcoming home in the much sought after Northcroft Road.

- A charming two double bedroom period home
- On the highly sought after Northcroft Road
- Scope to enhance both at the side and to the loft (Subject to planning)
- Within Catchment for Fielding Primary & Elthorne high schools
- Less than 5 Minutes' Walk to Northfields Station (Piccadilly Line)
- Secluded and generous rear garden



Freehold / House - Terraced

Northcroft Road, W13 9SU

£835,000

A welcoming entrance hall leads to a bright bay-fronted reception room at the front, filled with natural light. A second reception room currently arranged as a dining area seamlessly flows through to the kitchen, which has direct access onto a peaceful garden with valuable rear access and excellent potential.

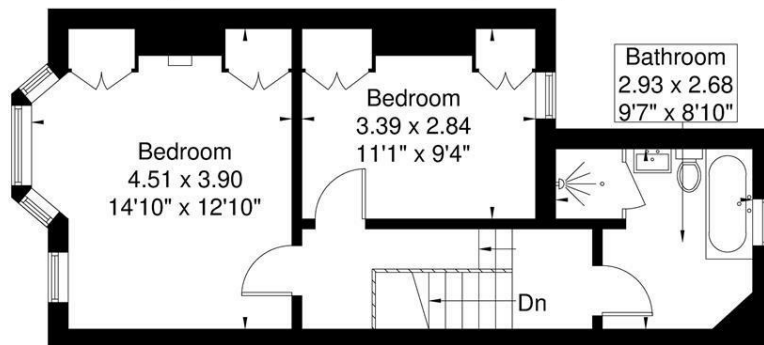
The first floor offers two generous double bedrooms and a impressive family bathroom. The principal bedroom to the front enjoys a large bay window which floods the room with natural light. The second double enjoys uninterrupted garden views.

Situated in a sought-after residential street within the Fielding Primary & Elthorne High School catchment, combining charm, genuine potential, and an exceptional location, this delightful property presents a rare opportunity to secure a wonderful home.

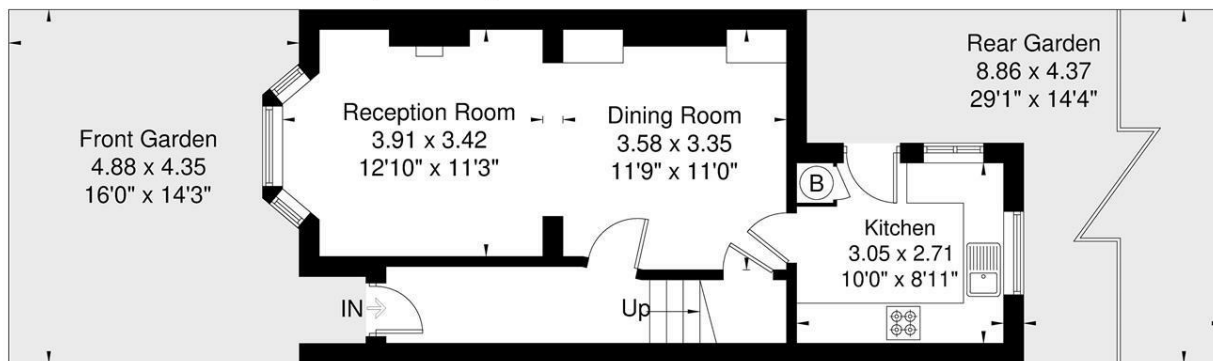


Northcroft Road

Approximate Gross Internal Area = 85.6 sq m / 921 sq ft



First Floor
42.3 sq m / 455 sq ft



Ground Floor
43.3 sq m / 466 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.
© www.perspective.co.uk

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	61		
(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.