

84 Northfield Avenue, London, W13 9RR

020 8840 5151



**Freehold / House - Terraced**

**Balfour Road**

**£725,000**

Offered to the market on a chain free basis, this two double bedroom late Victorian house has a South facing garden and is located in the heart of Northfields.

- Two double bedrooms
- No onward chain
- Fielding Primary catchment
- Attractive period house
- Fantastic potential to extend (STP)
- Moments from Northfield Avenue and Elizabeth Line



**Freehold / House - Terraced**

# Balfour Road, W13 9TN

## £725,000

Located moments from Fielding Primary school, this period mid-terrace house offers fantastic potential to extend both the ground floor and into the loft space, subject to gaining the usual consents.

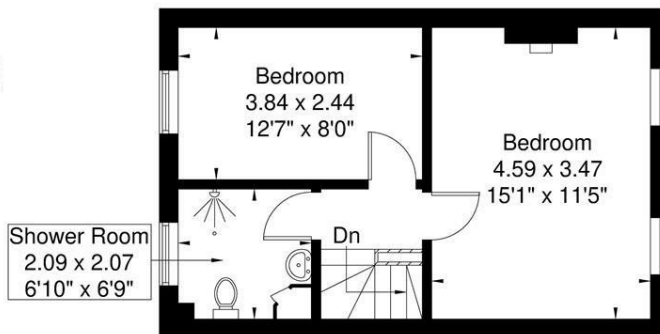
The ground floor features a generous through living room with an opening leading to the kitchen. Doors from both the kitchen and living room lead to low maintenance South-facing garden. Upstairs, there are two double bedrooms and a bathroom.

Balfour Road is located In the heart of Northfields close to Fielding Primary school and well placed for Elthorne High school. The shops, café bars and eateries on Northfield Avenue are just a short stroll away along with the Piccadilly Line tube station, West Ealing station (Crossrail) and several local parks.

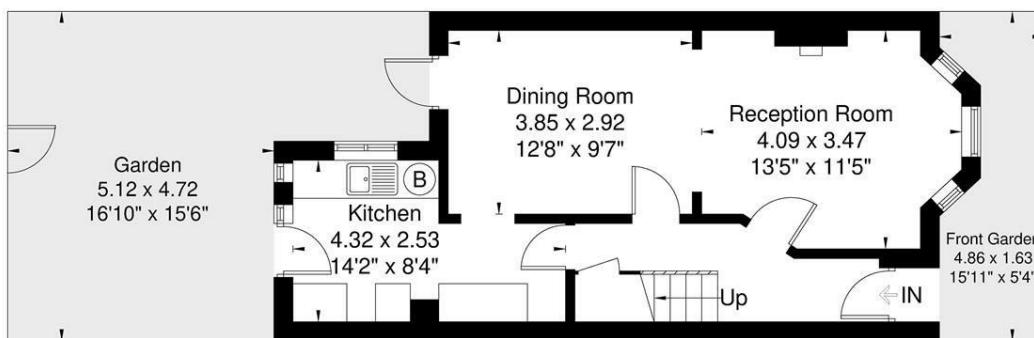


### Balfour Road

Approximate Gross Internal Area = 76.6 sq m / 823 sq ft



**First Floor**  
34.8 sq m / 374 sq ft



**Ground Floor**  
41.8 sq m / 449 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>74</b>
(55-68) <b>D</b>		<b>59</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 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.