

# Rolfe East



Clauson Avenue, UB5

£525,000

- Mid Terrace House
- Two Reception Rooms
- Large Rear Garden
- Off Street Parking
- Potential to Extend S.T.P.P.
- Shed
- Three Bedrooms
- Garage

289 Northfield Avenue, Ealing, W5 4XB  
020 8579 1111

northfields@rolfe-east.com  
<https://www.rolfe-east.com/>

CHAINFREE SALE! A well presented three bedroom house situated on a tree lined residential road in Northolt. This mid terrace property offers a driveway for off street parking, large garden with shed, garage to the rear and potential to extend S.T.P.P. The accommodation comprises of a large reception room, dining room, and separate kitchen leading to the rear garden. Upstairs are two double bedrooms, a single bedroom, and a family bathroom.

Clauson Avenue is well located for Northolt Park station (Chiltern), and a range of open green spaces including Wood End West Recreation Ground, Alexandra Park, Mandeville Parkway and Northolt Park.

To arrange your appointment, please contact Rolfe East on 020 8579 1111.



Council Tax Band: D





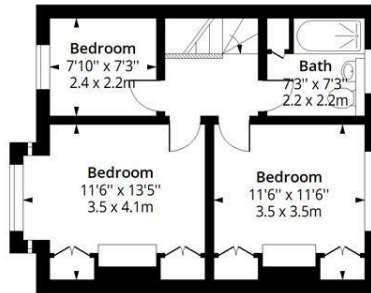




# Clauson Avenue, UB5

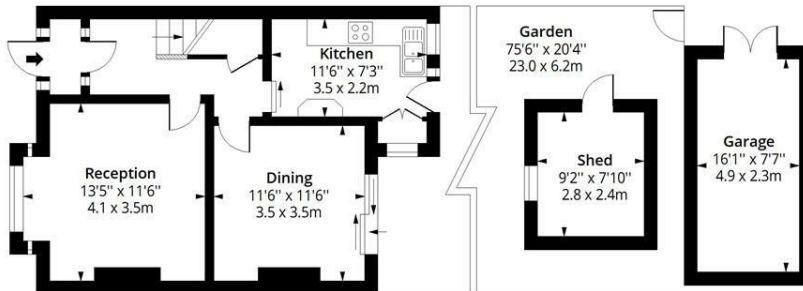
Approx. Gross Internal Area 967 Sq Ft - 89.83 Sq M

Approx. Gross Shed/ Garage Area 191 Sq Ft - 17.74 Sq M



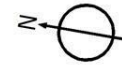
**First Floor**

Floor Area 462 Sq Ft - 42.92 Sq M



**Ground Floor**

Floor Area 505 Sq Ft - 46.91 Sq M



## Viewings

Viewings by arrangement only.

Call 020 8579 1111 to make an appointment.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 7/7/2026