

84 Northfield Avenue, London, W13 9RR

020 8840 5151



**Freehold / House - End Terrace**

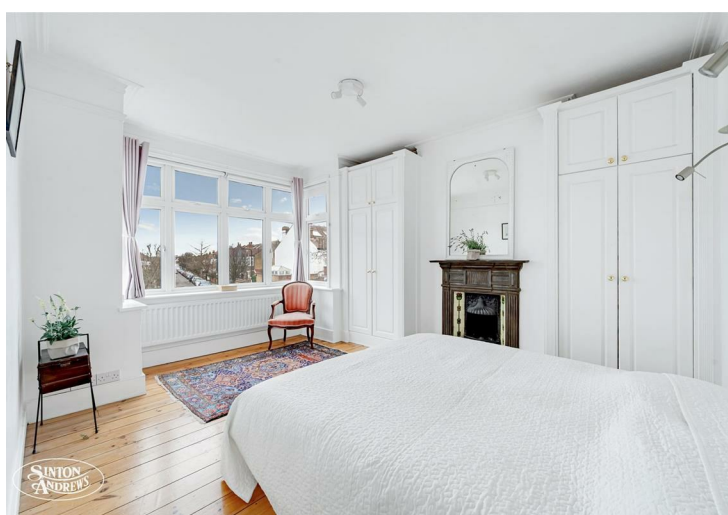
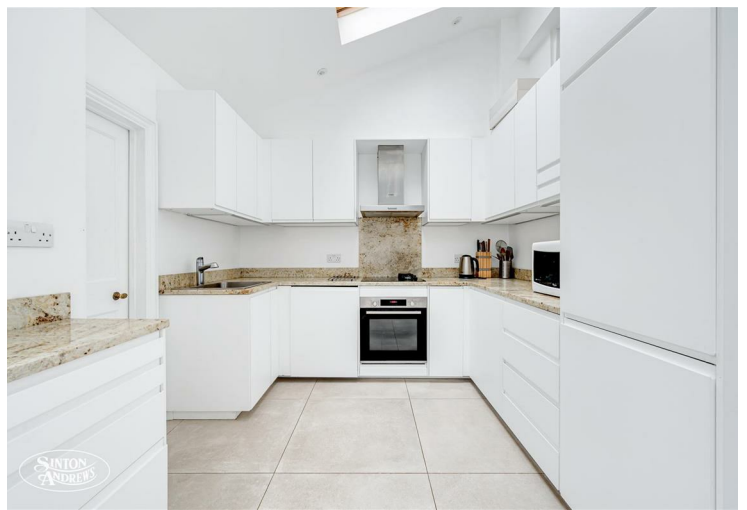
**Haslemere Avenue**

**£1,195,000**

A substantial five bedroom Edwardian house boasting a wonderful South facing garden backing onto allotments and valuable off-street parking.

- Edwardian end of terrace house
- Off-street parking
- South facing garden overlooking allotments
- Five bedrooms
- No onward chain
- Excellent local schools, parks & amenities
- Close to tube, train & LHR air connections
- Separate utility room/cloakroom







**Freehold / House - End Terrace**

# Haslemere Avenue, W13 9UL

## £1,195,000

Located close to outstanding local schools and measuring circa 1800 sq. ft, this five bedroom (four doubles) end of terrace house benefits from high ceilings, well-proportioned rooms and plenty of period charm.

Downstairs, a welcoming hallway with original tiled flooring leads to a beautifully appointed through living room, with two fabulous fireplaces, high ceilings and a large bay window - flooding the room with light. The recently fitted kitchen with underfloor heating is at the back of the house which leads to a very useful utility room/cloakroom.

Up onto the first floor there are three bedrooms (two generous doubles and a single), all with generous inbuilt wardrobes and a stylish family bathroom. The loft has been expertly converted and unusual for the area, boasts two spacious and bright double bedrooms, a shower room and substantial storage space.

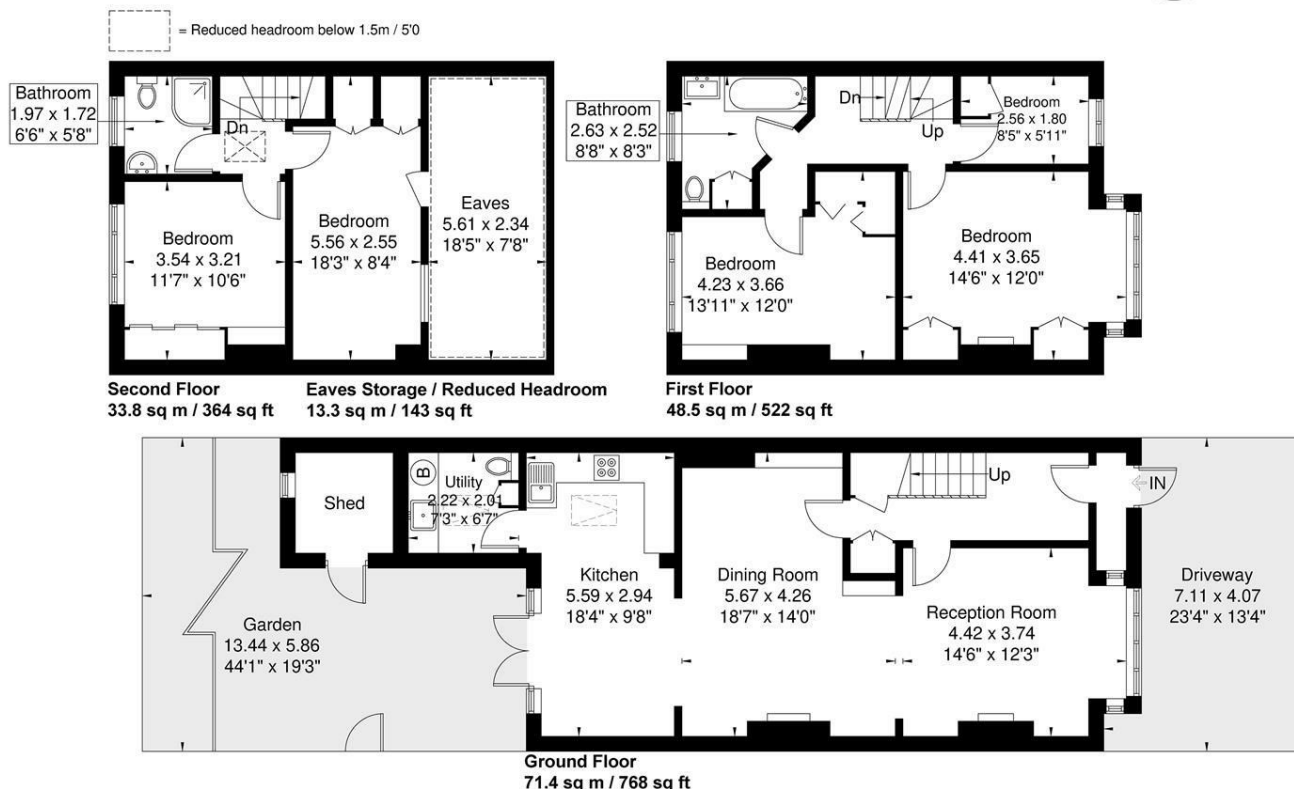
Haslemere Avenue is positioned close to Northfield Avenue, which offers a vast array of local shops and amenities. Close by are the parks and open green spaces, plus the excellent transport links including Northfields & Boston Manor Piccadilly Line tube stations. Highly regarded local schools including Fielding Primary School and Elthorne High School, all make this an extremely desirable area for families and professionals alike.





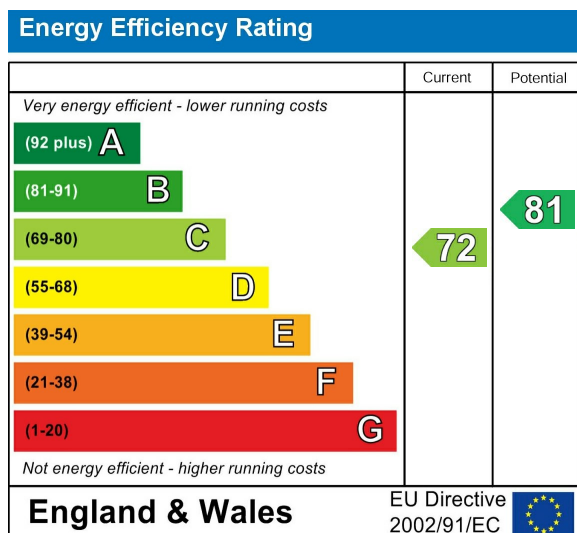
## Haslemere Avenue

Approximate Gross Internal Area = 153.7 sq m / 1654 sq ft  
Eaves Storage / Reduced Headroom = 13.3 sq m / 143 sq ft  
Total = 167.0 sq m / 1797 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



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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.