

84 Northfield Avenue, London, W13 9RR

020 8840 5151



**Freehold / House - Terraced**

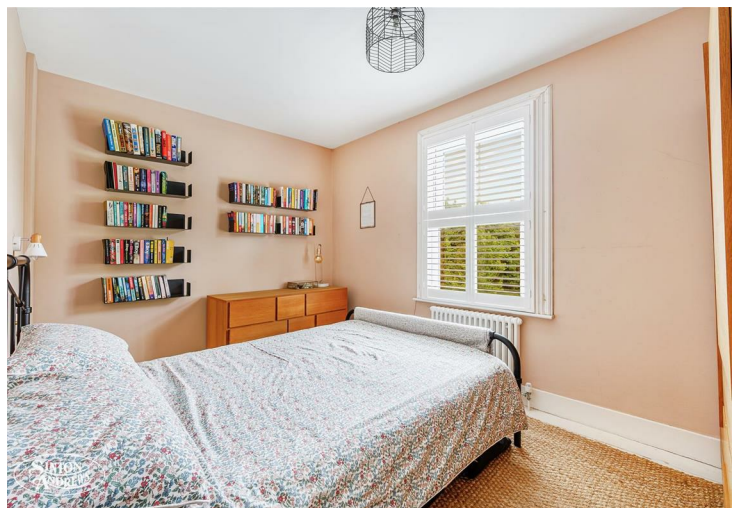
**Ridley Avenue**

**£735,000**

A beautifully appointed two bedroom, extended Victorian Artisan cottage in central Northfields with lovely open views onto parkland and moments from Fielding Primary school, Northfields Piccadilly Line station and Lammas Park.

- Full width ground floor extension
- Bi-folding doors
- Underfloor heating
- Immaculate condition throughout
- Backing parkland
- Moments from Fielding Primary school







**Freehold / House - Terraced**

## Ridley Avenue, W13 9XW

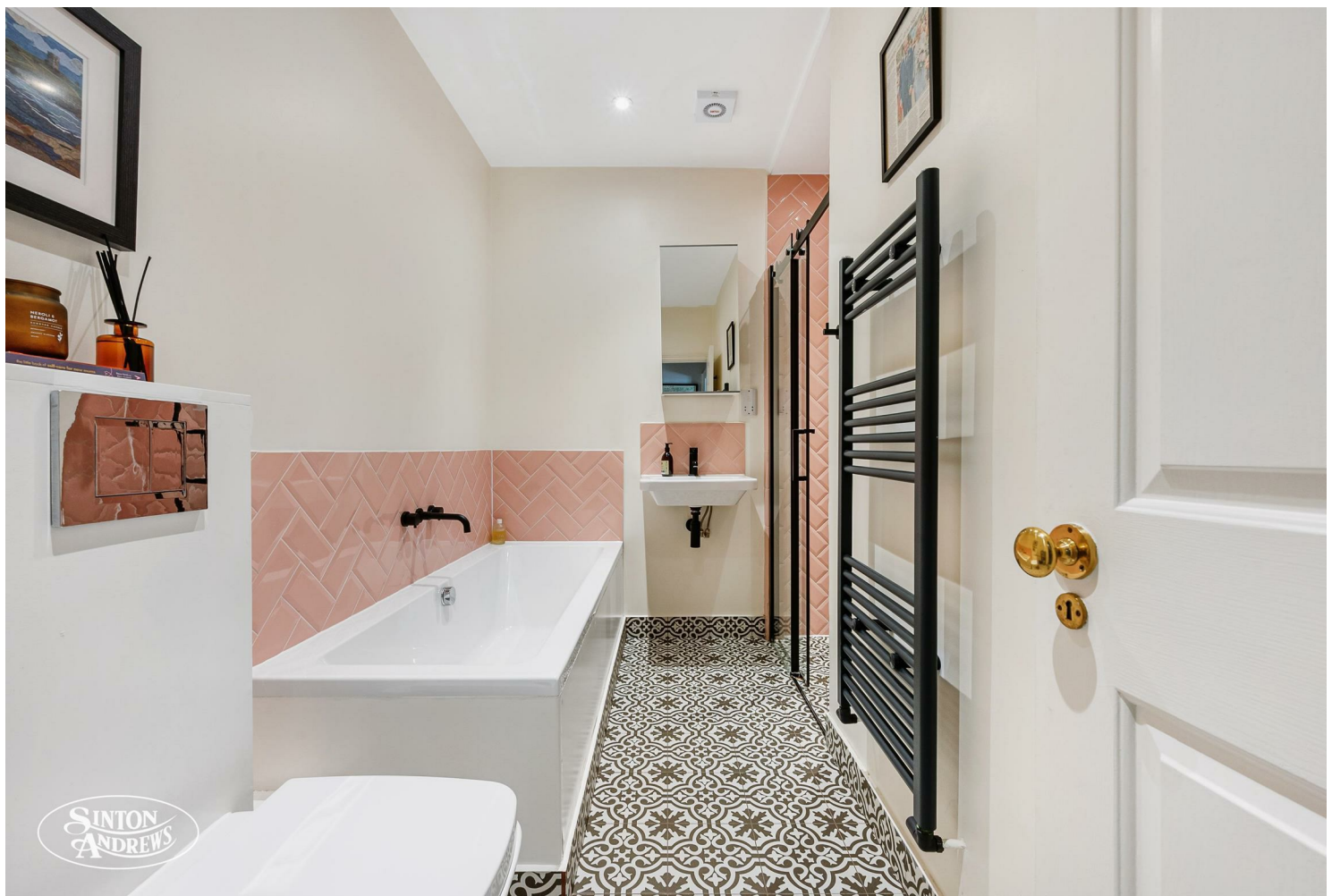
£735,000

This delightful Victorian Artisan cottage has been extended and modernised by the current owners creating a perfect blend of modern family living and period charm.

The house is wonderfully bright throughout and has a full width ground floor extension housing a superb open-plan kitchen/diner/living area with bi-folding doors onto the garden which has a gated entrance on to Fielding Walk, a perfect place for children to play and use as an extension of the garden.

On the first floor there are two bedrooms and a very smart family bathroom with a four piece suite.

Set in one of Northfields favourite and fashionable streets, just moments from Fielding Primary school and a short walk to the shops, café bars, restaurants and Piccadilly line station in Northfields and the open spaces of Lammas Park.



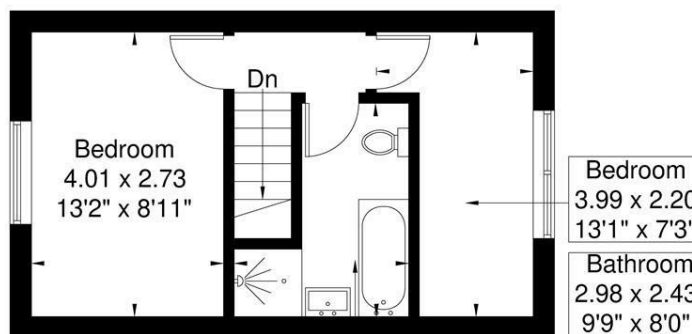
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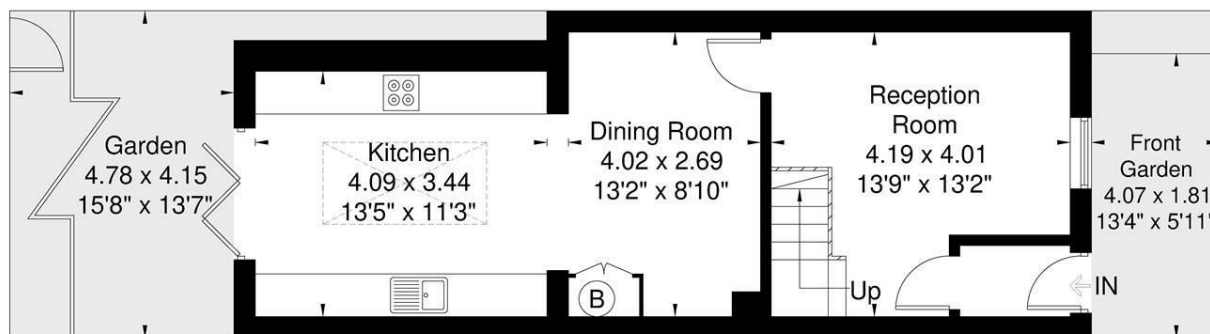


## Ridley Avenue

Approximate Gross Internal Area = 74 sq m / 795 sq ft



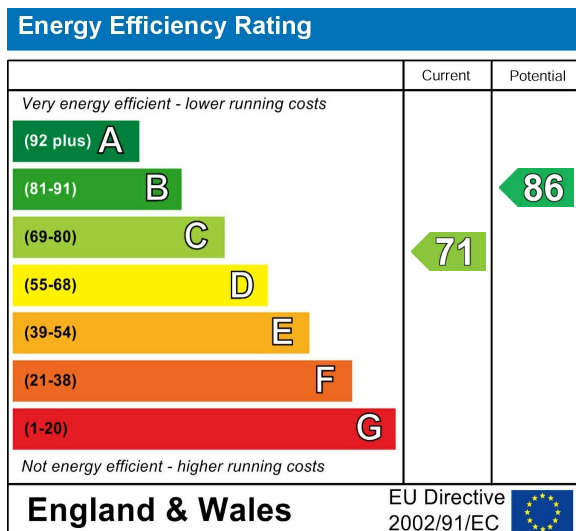
**First Floor**  
28.2 sq m / 303 sq ft



**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



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020 8840 5151

northfieldsales@sintonandrews.co.uk  
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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.