

84 Northfield Avenue, London, W13 9RR

020 8840 5151



**Freehold / House - End Terrace**

**Balfour Road**

**£950,000**

A three double bedroom end of terrace period house located moments from Fielding Primary school.

- Three double bedrooms
- Open-plan kitchen/diner
- South-facing garden
- End of terrace
- Close to Fielding Primary school
- Downstairs cloakroom



**Freehold / House - End Terrace**

# Balfour Road, W13 9TN

£950,000

Located in central Northfields and on the South side of the road, this Late Victorian house has recently been extended and modernised by the current owner.

The ground floor features a fabulous kitchen/family room with French doors opening onto a landscaped, South-facing garden. The lounge at the front boasts a lovely fireplace and high corniced ceilings. The very useful downstairs cloakroom/utility room completes the ground floor.

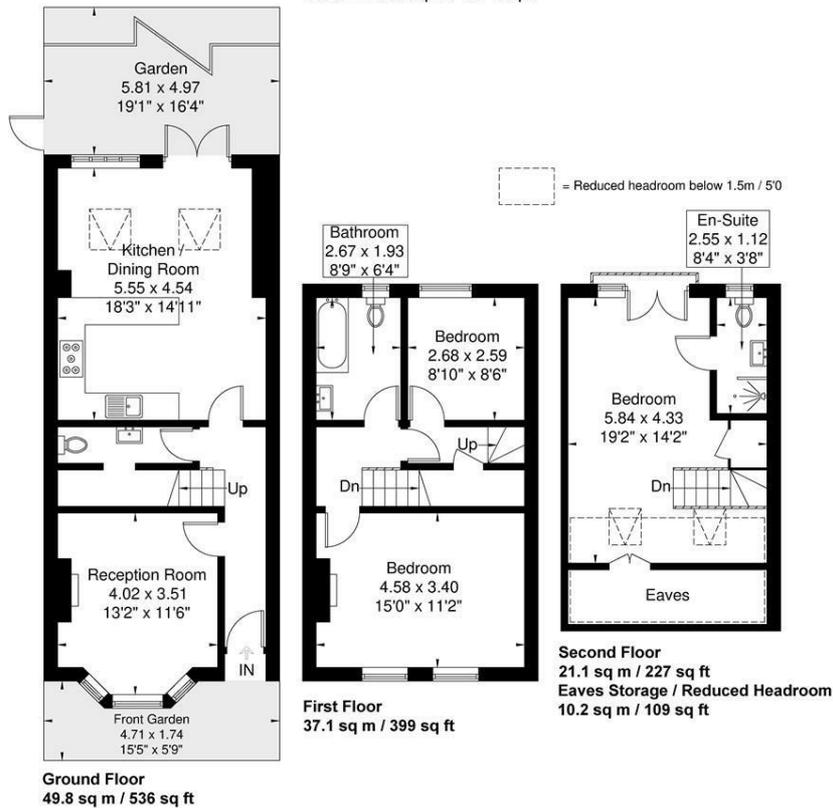
Up onto the first floor there are two double bedrooms and a stylish family bathroom. The top floor is a well-crafted loft conversion, which now houses the principal bedroom with fitted wardrobes, a fabulous en suite shower room and plenty of additional storage space.

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.



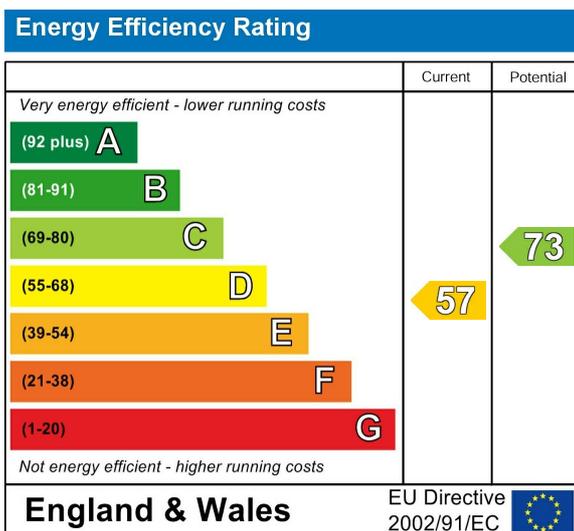
### Balfour Road

Approximate Gross Internal Area = 108 sq m / 1162 sq ft  
 Eaves Storage / Reduced Headroom = 10.2 sq m / 109 sq ft  
 Total = 118.2 sq m / 1271 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.