

84 Northfield Avenue, London, W13 9RR

020 8840 5151



**Leasehold / Apartment**

**Somerset Road**

**£385,000**

Circa 900 sq. ft, this bright and spacious two double bedroom flat is located moments from both Lammas and Walpole Parks.

- Two double bedrooms
- Long lease
- No onward chain
- Close to Elizabeth Line
- Highly desirable location
- Circa 900 sq. ft.



**Leasehold / Apartment**

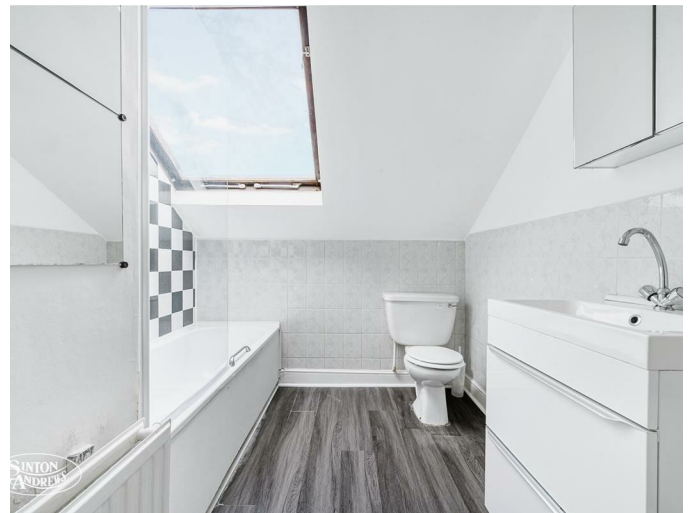
## Somerset Road, W13 9PD

**£385,000**

Set on the top floor of this attractive period conversion, this large two double bedroom flat is sold with no onward chain and a new 999 year lease.

The property features two double bedrooms, a good size and fitted kitchen, a family bathroom and plenty of storage. In our opinion this property would make an ideal purchase for both investors and first time buyers alike.

Somerset Road is in a much sought after spot, moments from both Lammas and Walpole Parks. The neighbourhood shops, restaurants and Piccadilly Line station on Northfield Avenue are close by and a stroll through Walpole Park will bring you to Ealing Broadway Town Centre. West Ealing and Ealing Broadway are served by the recently opened Elizabeth Line.



84 Northfield Avenue, London, W13 9RR

020 8840 5151

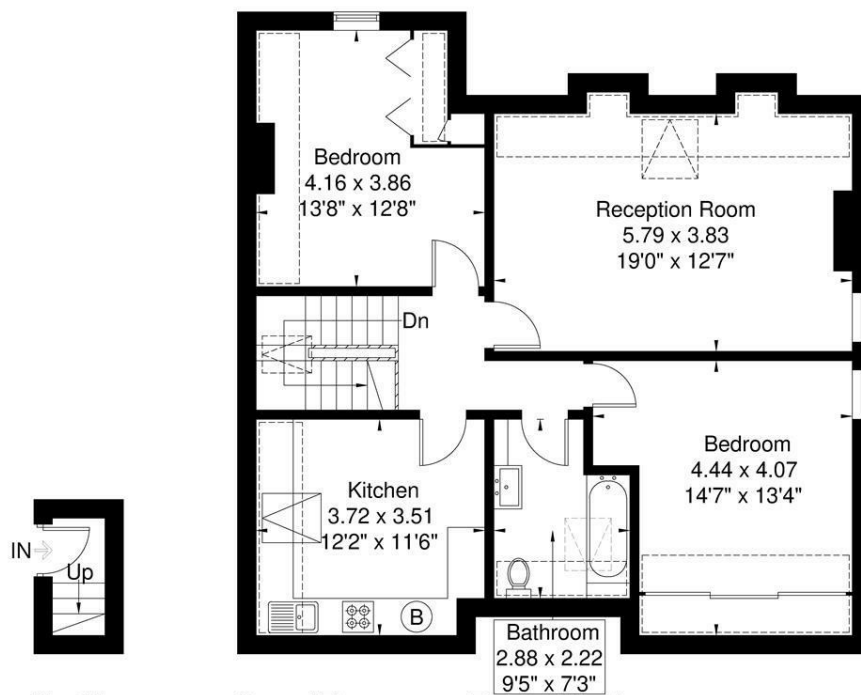


## Somerset Road

Approximate Gross Internal Area = 69.3 sq m / 745 sq ft  
Reduced Headroom = 16.7 sq m / 179 sq ft  
Total = 86 sq m / 924 sq ft



= Reduced headroom below 1.5m / 5'0"



**First Floor**

1.6 sq m / 17 sq ft

**Second Floor**

67.7 sq m / 782 sq ft

**Reduced Headroom**

16.7 sq m / 179 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.

© www.perspective.co.uk

## 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>                            |                            |           |
| (55-68) <b>D</b>                            | 68                         | 74        |
| (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<br>2002/91/EC |           |

Call us on

020 8840 5151

northfieldsales@sintonandrews.co.uk

www.sintonandrews.co.uk

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.