

84 Northfield Avenue, London, W13 9RR

020 8840 5151



**Freehold / House - Terraced**

**Leighton Road**

**£815,000**

\*\*\*Offered to the market on a chain free basis\*\*\*. A spacious three double bedroom house offering fantastic potential to extend and remodel, subject to gaining the usual consents.

- No onward chain
- Three bedrooms
- Two reception rooms
- Potential to extend (STP)
- Close to Fielding Primary School + Elthorne Park High School
- Great transport links (Elizabeth + Piccadilly Line )



**Freehold / House - Terraced**

# Leighton Road, W13 9DS

## £815,000

Located moments from Fielding Primary School, this period house offers fantastic potential to extend both the ground floor and into loft space, subject to the usual planning consents.

The ground floor comprises a bright front reception room with high ceilings and a bay window. Continuing through the house, you will find a separate kitchen and dining room. To the rear, the third reception room enjoys views over the secluded, private garden, with doors leading directly outside.

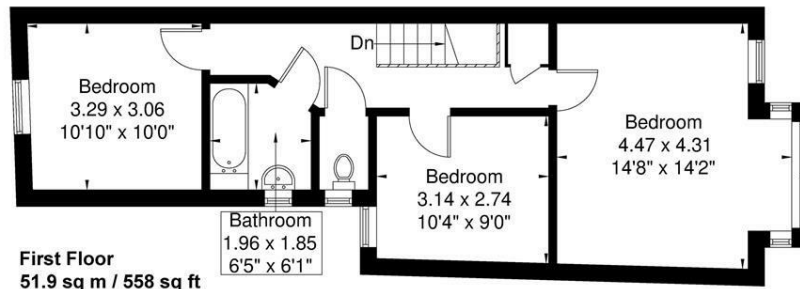
On the first floor, there are three bedrooms and a family bathroom. The principal bedroom, situated at the front of the property, features a large bay window that floods the room with natural light. The second and third double bedrooms both enjoy views over the garden.

Well located within a short walk of the highly regarded (Ofsted Outstanding) Fielding Primary School and Elthorne Park High School, as well as the local shops, cafés, bars and restaurants on Northfield Avenue, along with Northfields Piccadilly Line station. West Ealing station, served by the Elizabeth Line, is also within easy walking distance, providing fast and convenient access to Central London and the City. The green open spaces of Walpole Park and Lammas Park are also close by.

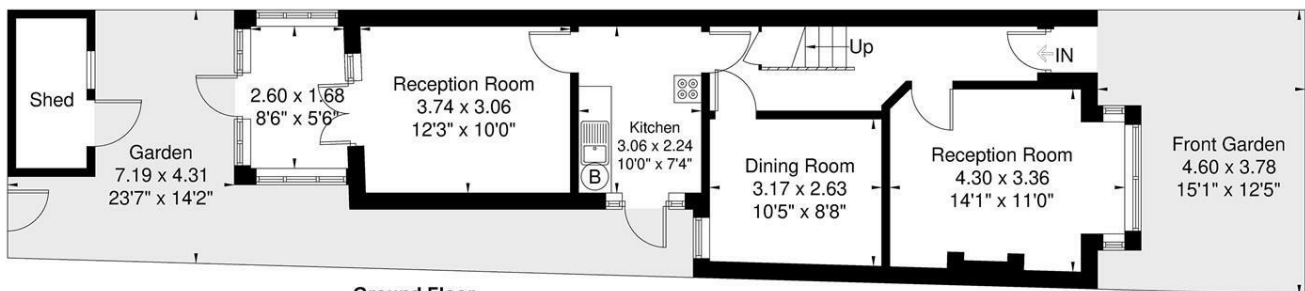


### Leighton Road

Approximate Gross Internal Area = 108.9 sq m / 1172 sq ft



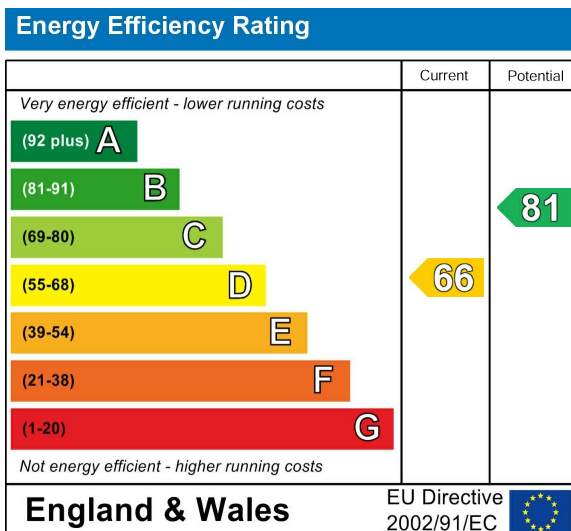
**First Floor**  
51.9 sq m / 558 sq ft



**Ground Floor**  
57.0 sq m / 613 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



Call us on

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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.