

Rolfe East



Salisbury Road, London, W13 9TU

- Classic Edwardian house
- Moments from the boutique shops on Northfields Ave
- Downstairs WC
- Two double bedrooms
- 0.4 of a mile from Northfields tube (Piccadilly Line)
- Suntrap garden



£775,000 Freehold

- Fantastic Northfields location
- Spacious open plan lounge/diner
- Large upstairs bathroom

289 Northfield Avenue, Ealing, W5 4XB
020 8579 1111

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<https://www.rolfe-east.com/>

A classic Edwardian two bedroom terrace house offered for sale, superbly located in the heart of Northfields for local shops, parks and outstanding schools.

This charming home boasts spacious accommodation and includes a welcoming hallway, an open plan through lounge/diner, a kitchen, a downstairs WC and a conservatory leading out to the garden. Upstairs, there is a landing, two well proportioned double bedrooms and a very spacious upstairs bathroom. There is also excellent space in the loft which could give further potential to extend (subject to gaining consents). Outside, there is a front garden, and a private rear garden which is of a sunny southerly aspect

The property boasts a fantastic location, just 0.4 of a mile from Northfields tube station, giving fast Piccadilly line access into Central London and out to Heathrow Airport whilst West Ealing station (Elizabeth Line and Overground) is also within walking distance. It is also conveniently located for outstanding ofsted schools including the highly sought after Fielding primary and the many boutique shops, restaurants and coffee shops on Northfield Avenue are within easy reach as is Lammas Park. Ealing Broadway's shopping mall, restaurants and bars are a pleasant walk or a short bus hop away.

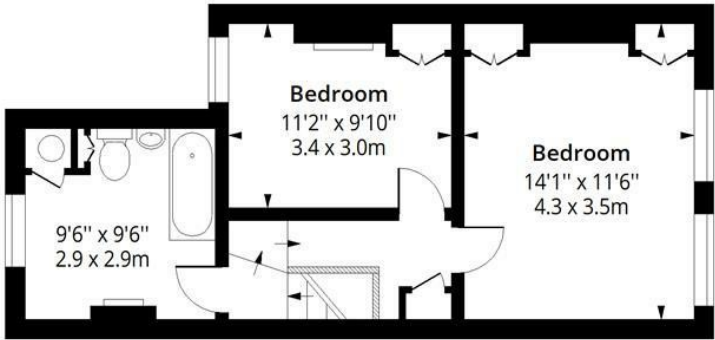






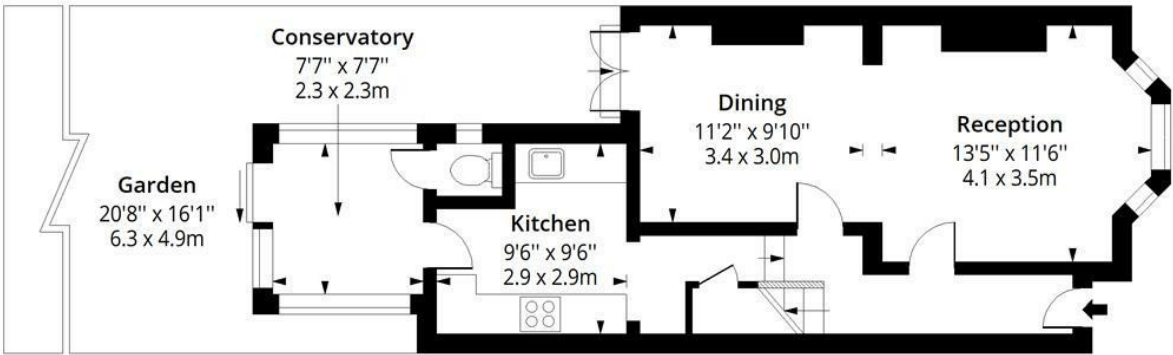
Salisbury Road W13

Approx. Gross Internal Area 968 Sq Ft - 89.93 Sq M



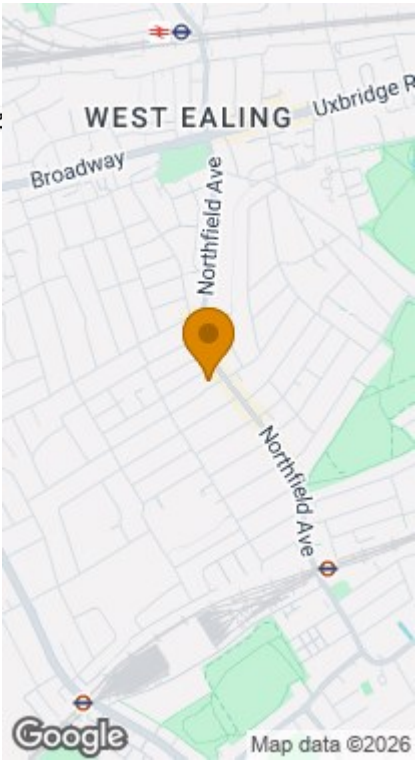
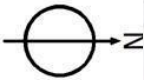
First Floor

Floor Area 441 Sq Ft - 40.97 Sq M



Ground Floor

Floor Area 527 Sq Ft - 48.96 Sq M



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	83
England & Wales		EU Directive 2002/91/EC



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 6/8/2026