



Northfield Avenue, Ealing, London W5 4UB
Price: £439,000 Leasehold - No Chain

A well-presented, light & airy 3-bedroom first-floor conversion flat with the benefit of an off-street parking space at the front.

We understand Share in Freehold can be offered at an additional cost of £5,000.

The property comprises an entrance hall, good sized reception room open-plan with fitted kitchen area, 3 bedrooms and a bathroom / WC.

The loft space will be demised to the flat.

Very conveniently situated, just a few minutes' walk from **Northfields** station, local shopping facilities, bars and restaurants.

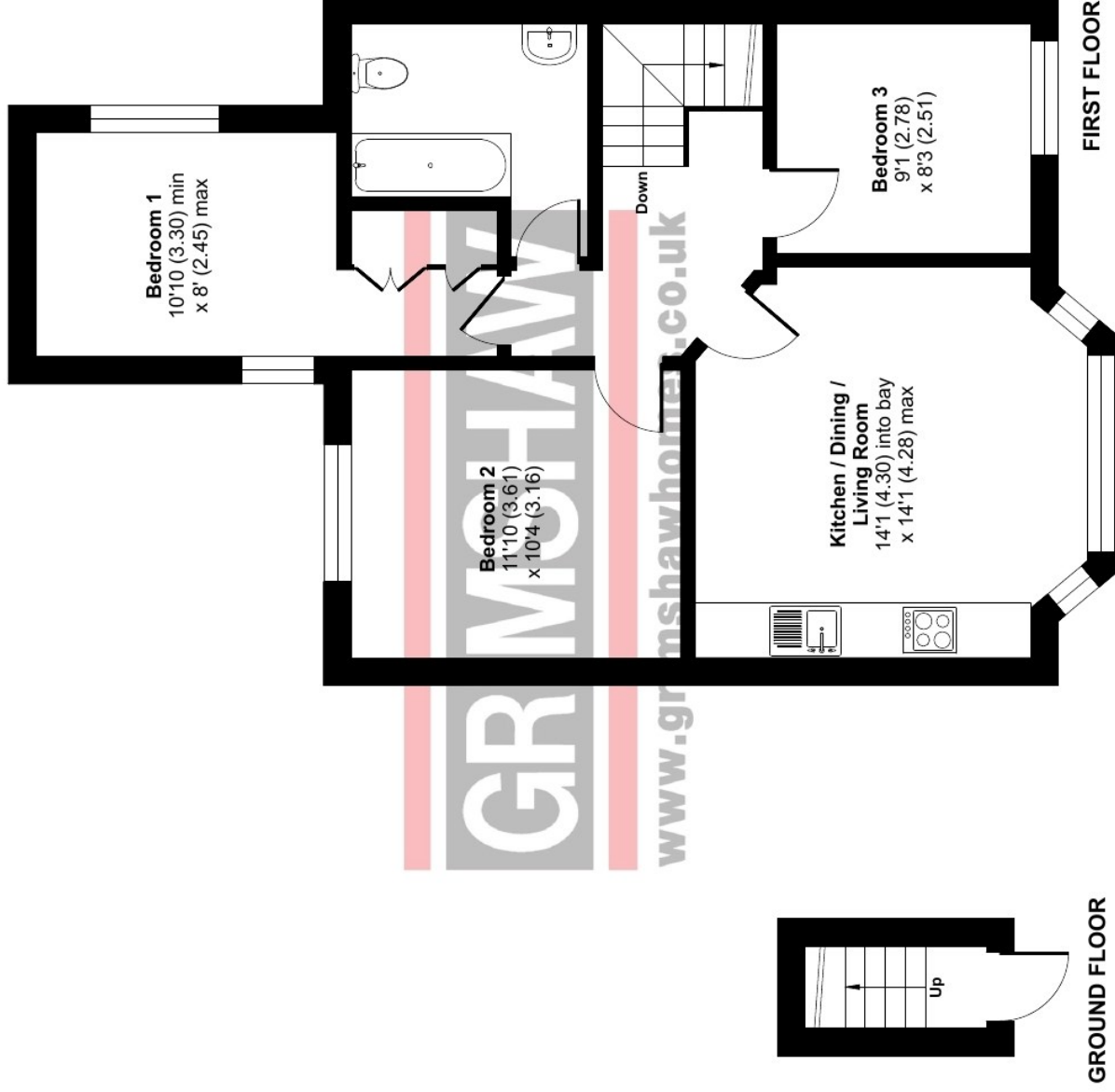
With access to **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections for the M4 & M40 motorways.

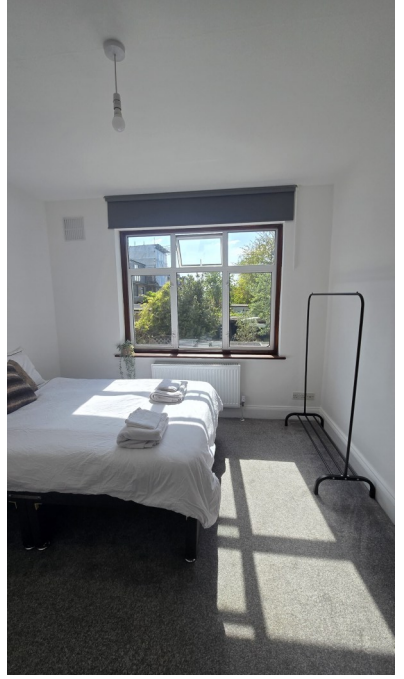
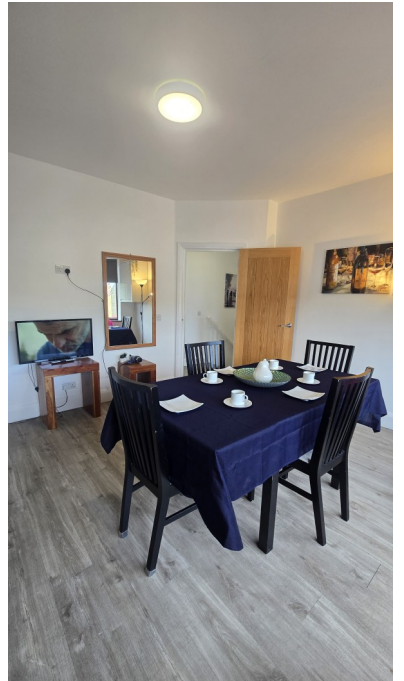
Local schools include Little Ealing Primary, Ealing Fields High, Mount Carmel Primary, Elthorne High and Fielding Primary.

Northfield Avenue, London, W5

Approximate Area = 688 sq ft / 63.9 sq m

For identification only - Not to scale





(Photographs supplied by vendor)

Lease: 999 years from May 2026

EPC Rating = E

Council tax band = C (£1,900.92 for 2026 / 2027)

Local authority: London Borough of Ealing

Parking: Private off-street parking space at the front, on the right hand side of the house and controlled parking zone (Northfields zone N)

Accessibility: Internal staircase

Connected services and utilities: Gas supply (gas boiler and gas heating): electricity supply: mains drainage: broadband connected: landline connected: loft insulated: with cavity wall insulation

Surface water: 'Low' means between 0.1% and 1% chance of a flood each year.

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

All subject to confirmation

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

05.05.2026 Ref: 10049

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

