



**Lido House, Northfield Avenue, W13**  
London

**£375,000**

Wonderful views overlooking Dean Gardens are one of the many excellent features of this modern apartment. Positioned on the second floor of this well maintained apartment building, the property offers a large entrance hall leading to a double bedroom with an easterly aspect benefiting from the morning sunshine. The second bedroom has the same benefit of light but is much larger . There is a good sized bathroom with modern fittings and a fantastic living area with open plan, modern fitted kitchen providing ample work surface and in-built appliances. The views west, overlooking the park, mean lots of natural light and amazing sunsets.

Please quote property ref MP0390 to speak to the local Estate Agent about this property







The building benefits from a modern lift, communal roof terrace and secure bicycle storage as well as intercom entry system & refuse storage. It is well run by the management company with an individual allocated the task of the day to day running of the building with regular on site visits to ensure all is well. The flat is sold on a long lease in excess of 179 years and further benefits from an excellent EPC rating of B.



The property is in an excellent location with many transport links including West Ealing station on the Elizabeth Line which is the closest. Ealing Broadway, within a mile, offers the Central, District and Elizabeth Lines as well as National Rail. Northfields station (Piccadilly Line) is also less than a mile away. Nearby bus routes include the E2, E8, 207, 483 and the SL8 with links to Brentford, Kew, Richmond, Kingston, Southall and Uxbridge to name just a few.





There are lovely parks nearby including Walpole Park and Lammas Park with great leisure facilities. The Uxbridge Road, which is more or less on your doorstep, provides a multitude of shops, bars, restaurants, cafes, a post office and gyms. Northfield Avenue, which has more of a village feel, has a number of independent shops, cafes, pubs and restaurants. Waitrose, Tesco Express, Sainsbury's and Lidl supermarkets are within a short walk.

