84 Northfield Avenue, London, W13 9RR
020 8840 5151



**Freehold / House - Terraced**

# Balfour Road

## £925,000

This three bedroom late Victorian house is presented in excellent condition throughout and located in the heart of Northfields.

- Fielding Primary catchment
- Attractive period house
- Moments from Northfield Avenue and Elizabeth Line
- Ground floor and top floor extensions
- Open-plan kitchen/diner
- South-facing garden











**Freehold / House - Terraced**

# Balfour Road

## £925,000

Located moments from Fielding Primary school and on the South side of this popular residential street, this mid-terrace period house is arranged over three floors.

The ground floor features a front reception room with bay window and double glazed sash windows. The rear of the property has been extended and now features a bright and spacious open-plan kitchen/dining area. Doors from the modern kitchen open onto a South-facing and low maintenance garden.

The first floor comprises a spacious double bedroom, a further single bedroom and a family bathroom. The top floor is a well crafted loft conversion, which now houses the principal bedroom, an en suite shower room and additional storage space.

Balfour Road is located In the heart of Northfields close to Fielding Primary school and well placed for Elthorne High school. The shops, café bars and eateries on Northfield Avenue are just a short stroll away along with the Piccadilly Line tube station, West Ealing station (Crossrail) and several local parks.

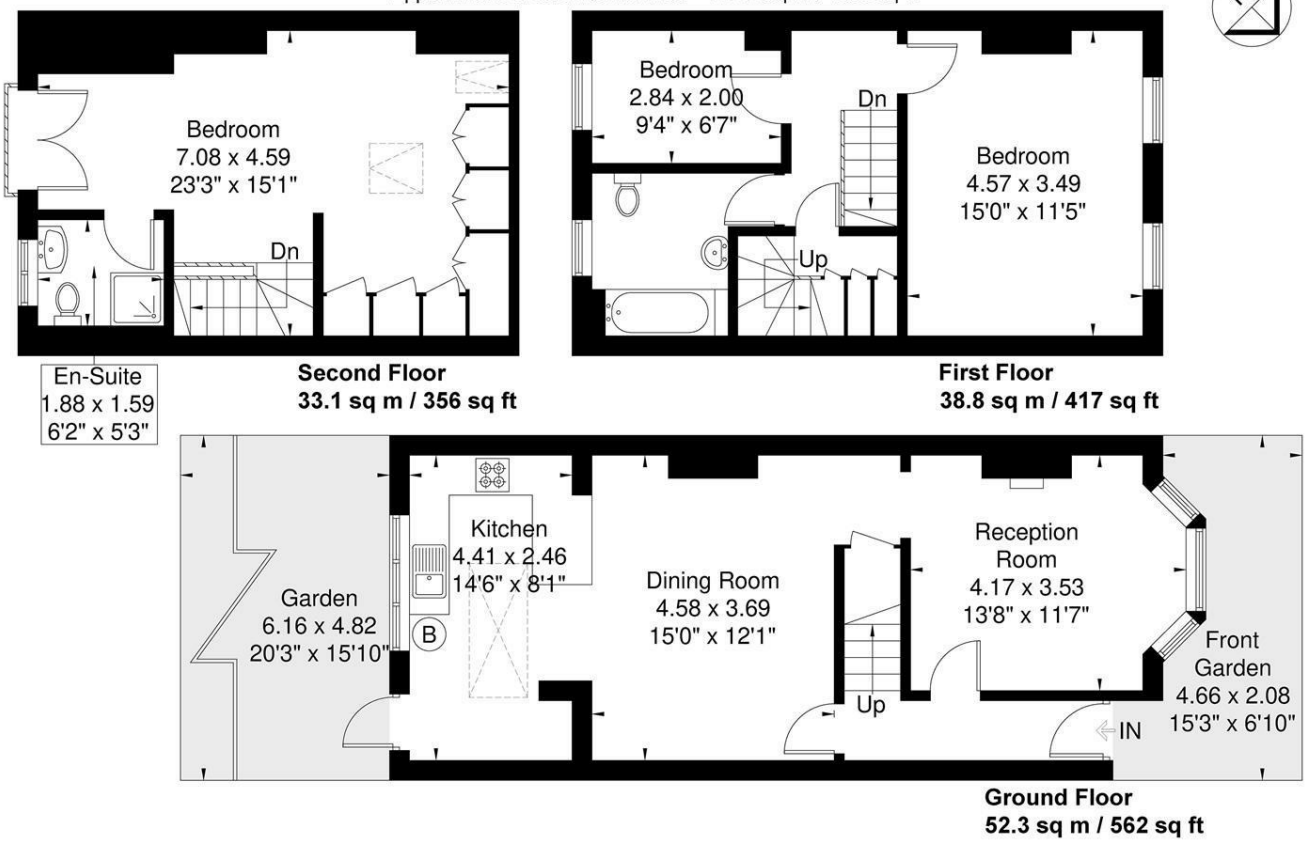




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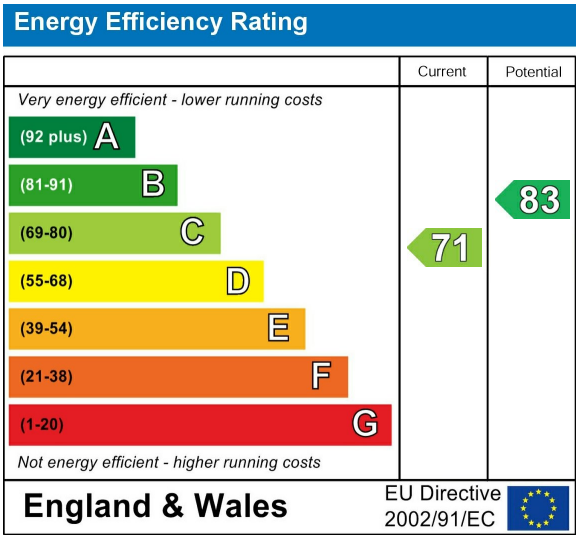
Approximate Gross Internal Area = 124.2 sq m / 1335 sq ft




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.