

84 Northfield Avenue, London, W13 9RR

020 8840 5151



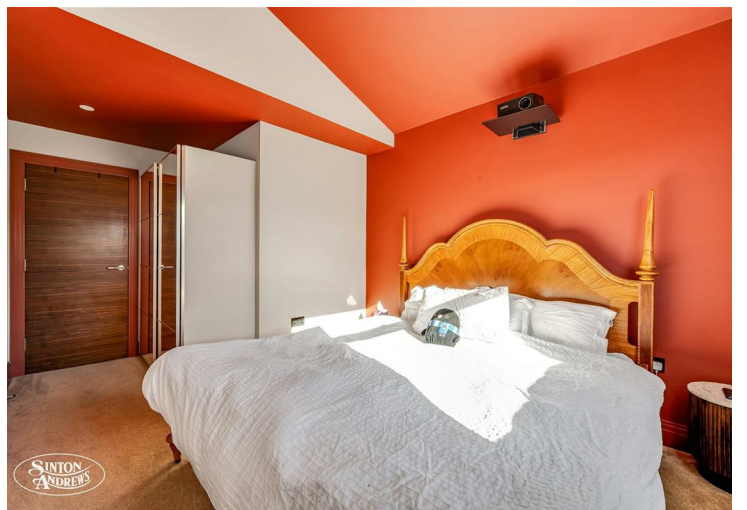
**Leasehold / Apartment**

## Darwin Road

### £595,000

Measuring circa 900 sq. ft and arranged over two floors, this two bedroom/two bathroom period conversion flat offers generous room sizes and is presented in excellent condition throughout.

- Two bedroom/two bathroom
- Circa 900 sq.ft
- Modern loft conversion
- Excellent condition throughout
- Period conversion
- Close to Northfields/South Ealing (Picadilly Line)



**Leasehold / Apartment**

## Darwin Road, W5 4BH

**£595,000**

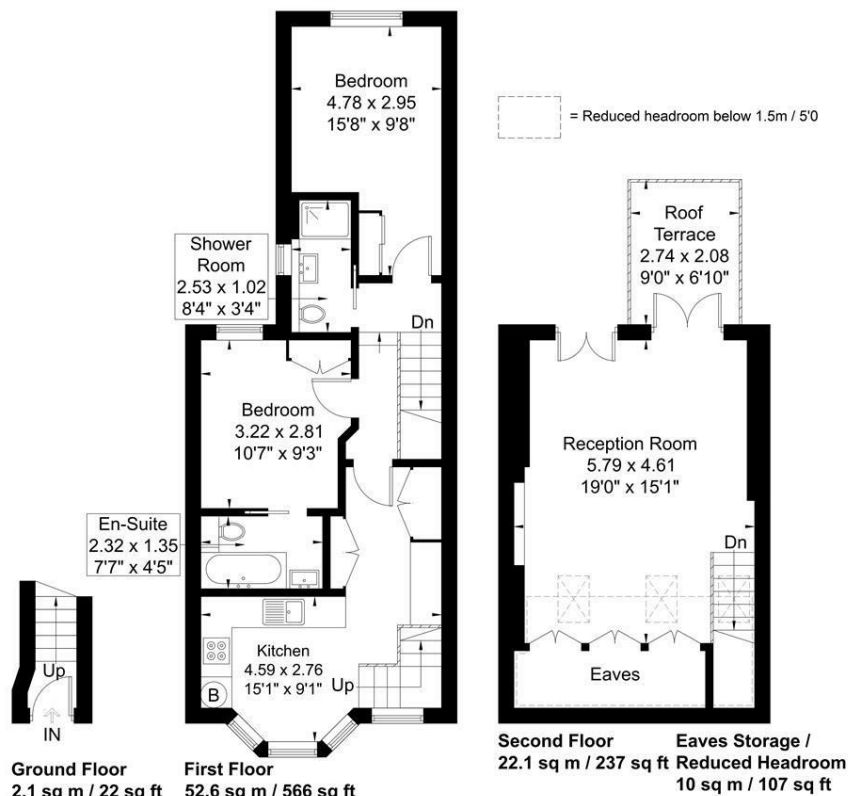
This roomy and lofty split-level apartment offers a good size living/dining room, fitted kitchen, two double bedrooms with en suite bathrooms, a modern loft conversion, double glazing and neutral décor. There is also a very useful and secluded balcony, making the most of the Southerly aspect.

Darwin Road is ideally placed between both Northfields & Brentford Stations with its Underground & Main Line Services close at hand, alongside frequent bus services to Ealing Broadway, Kew and Chiswick. The property is also well situated for good local schools including Mount Carmel, Little Ealing, Ealing Fields and Gunnersbury.



## Darwin Road

Approximate Gross Internal Area = 76.8 sq m / 825 sq ft  
 Eaves Storage / Reduced Headroom = 10 sq m / 107 sq ft  
 Total = 86.8 sq m / 932 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

### Energy Efficiency Rating

|                                             | Current                 | Potential                                                                           |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) <b>A</b>                          |                         |                                                                                     |
| (81-91) <b>B</b>                            |                         |                                                                                     |
| (69-80) <b>C</b>                            | <b>73</b>               | <b>73</b>                                                                           |
| (55-68) <b>D</b>                            |                         |                                                                                     |
| (39-54) <b>E</b>                            |                         |                                                                                     |
| (21-38) <b>F</b>                            |                         |                                                                                     |
| (1-20) <b>G</b>                             |                         |                                                                                     |
| Not energy efficient - higher running costs |                         |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

Call us on

**020 8840 5151**

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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.