

84 Northfield Avenue, London, W13 9RR

020 8840 5151



Freehold / House - Terraced

Drayton Grove

£1,300,000

*****Contracts Exchanged***** Tucked away on a quiet cul-de-sac and moments from the Elizabeth Line, this five bedroom Edwardian house has been thoughtfully renovated by the current owner with an exacting eye for detail, the result is a truly magnificent family home.

- Five bedrooms & two bathrooms
- Exceptionally high end finish throughout
- South facing garden
- Luxury home office with sauna
- Downstairs utility room and cloakroom
- Samsung Air Source Heat Pump & Solar Panels



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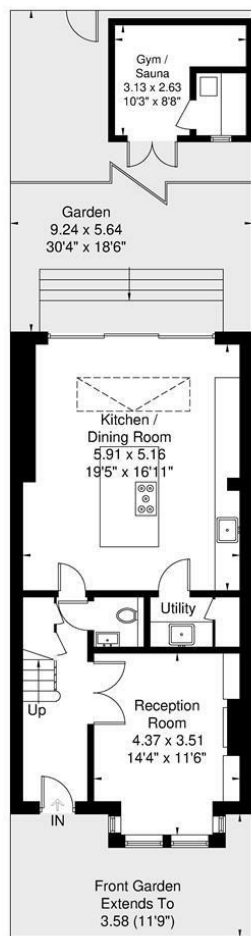
Using the very best materials and flair for interior design, this Edwardian house has been the subject of a full and recent transformation. Arranged over three floors and blending the perfect balance of period detailing and contemporary family living.

A generous entrance hall leads to a bright bay-fronted reception room at the front, entered via glass double doors, it features an electric log burner and bespoke alcove cupboards with integrated backlit shelving. The rear of the house has been extended and now boasts a wonderful open-plan kitchen and living area. The bespoke kitchen is a real focal point of the house and all fittings to the very highest specification. The impressive custom made sliding doors take you out to the expertly landscaped South-facing garden which also includes an impressive home office with underfloor heating and the added bonus of a sauna. The very useful utility room and cloakroom completes the downstairs.

The first floor has also been structural reconfigured to maximise space. There are three beautifully appointed bedrooms and a luxury family bathroom. The well-crafted loft conversion features two double bedrooms, both with built in wardrobes, a stylish bathroom and plenty of additional storage space. We highly recommend viewing this house to fully appreciate the standard of workmanship and attention to detail.

Located in the heart of 'The Draytons' area of Ealing which is highly sought after due to its close proximity to the local amenities of West Ealing Broadway and transport services. With the introduction of the Elizabeth Line, the route has significantly improved links beyond London Paddington to include Bond Street, Liverpool Street and Canary Wharf.



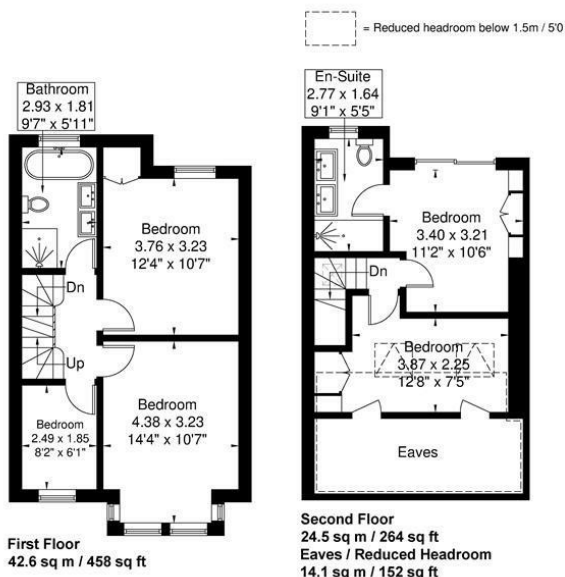


Ground Floor
57.7 sq m / 621 sq ft

Gym / Sauna
8.3 sq m / 89 sq ft

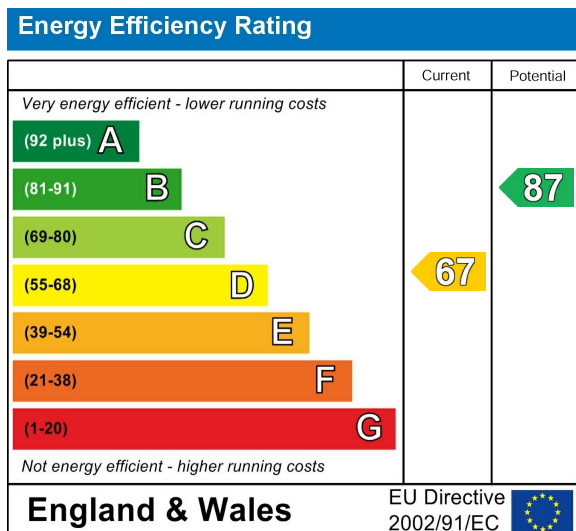
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Total Approximate Gross Internal Area = 147.2 sq m / 1584 sq ft
(Including Gym / Sauna)



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



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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.