

84 Northfield Avenue, London, W13 9RR

020 8840 5151



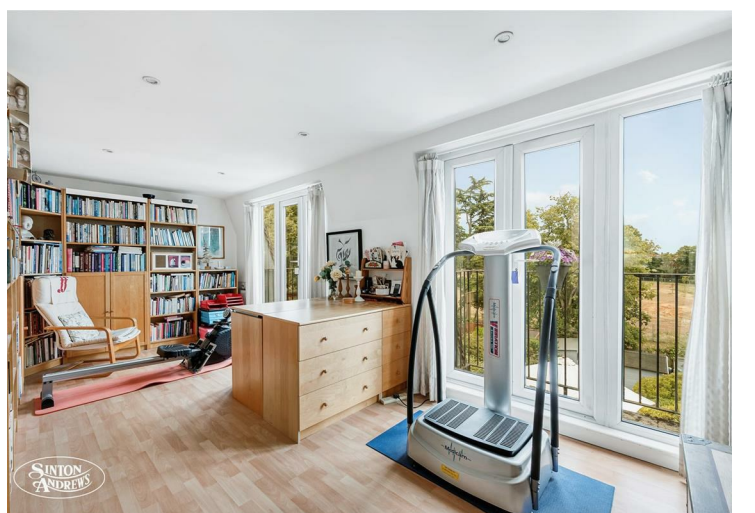
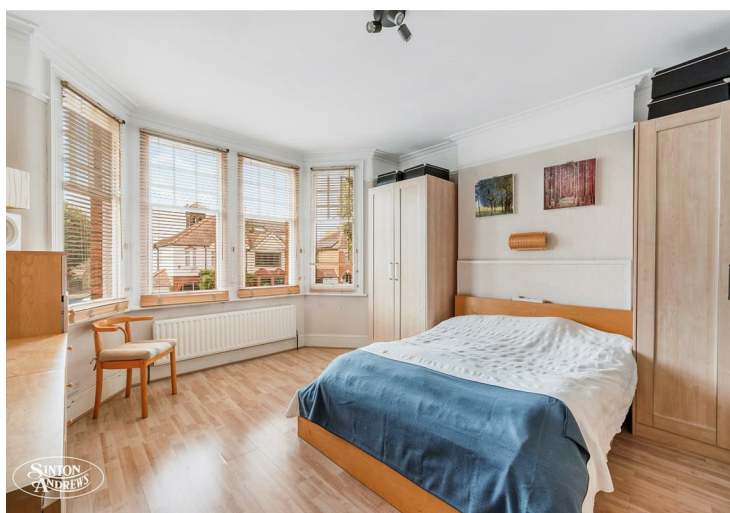
**Freehold / House - Semi-Detached**

**Elers Road**

**£1,850,000**

A very attractive six bedroom, three bathroom house oozing character and charm with enviable Southerly views over Lammas Park offered with no onward chain.

- Six bedrooms, three bathrooms
- Off road parking
- Wonderful Southerly views over Lammas Park
- Fabulous roof terrace
- Chain free
- Close to excellent local schools, shops and transport links



**Freehold / House - Semi-Detached**

**Elers Road, W13 9QD**

**£1,850,000**

Boasting over 2200 sq.ft of living space and arranged over three floors this wonderful family home has been thoughtfully extended and modernised over the years by the current owner. Blessed with so much of its original character, notably welcoming entrance hall, period fireplaces, ceiling cornices and mouldings.

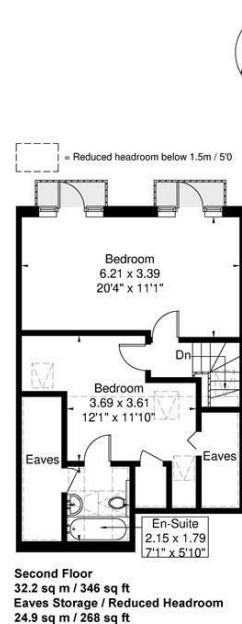
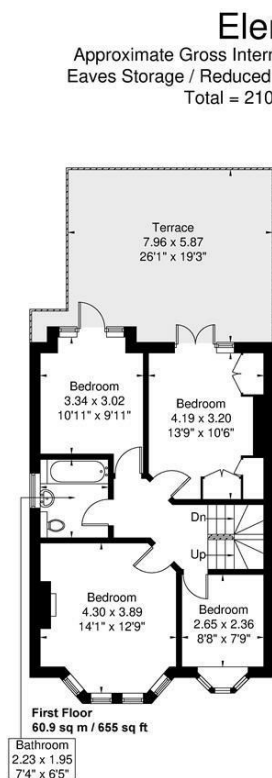
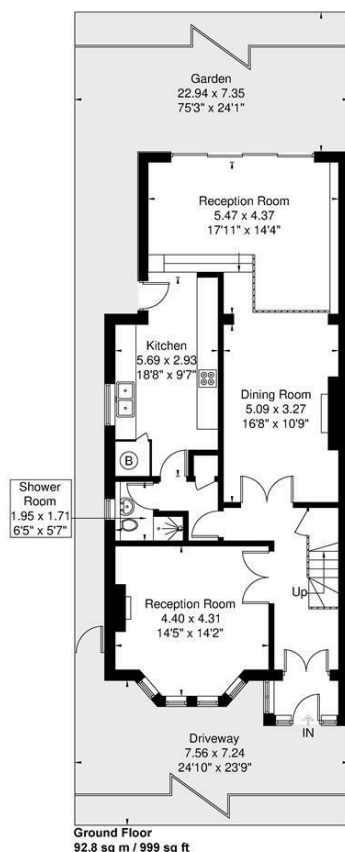
The ground floor has three reception rooms, fitted kitchen and cloakroom/shower room. On the first floor there are four good size bedrooms, two of which open onto the vast roof terrace with garden and parkland views along with family bathroom. The loft has been converted and offers two further bedrooms and bathroom. The generous garden provides a delightful, restful setting and backs onto Lammas Park.

As well as being close to both Lammas and Walpole Parks, the shops, eateries and Piccadilly Line station on Northfield Avenue are close by along with West Ealing Elizabeth Line station which is within easy reach. Outstanding local schools include Fielding, Little Ealing and Mount Carmel Primary and Ealing Fields and Elthorne High Schools. Ealing Broadway with its array of shops and excellent transport links is also within easy reach.



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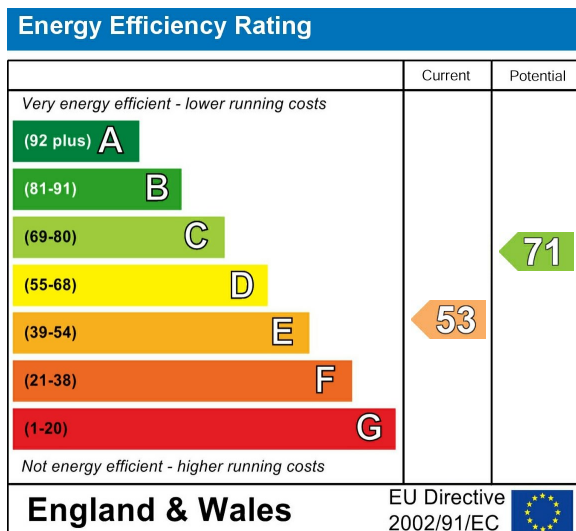


**Elers Road**  
Approximate Gross Internal Area = 185.9 sq m / 2001 sq ft  
Eaves Storage / Reduced Headroom = 24.9 sq m / 268 sq ft  
Total = 210.8 sq m / 2269 sq ft



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.