

84 Northfield Avenue, London, W13 9RR

020 8840 5151



Freehold / House - Terraced

Elthorne Avenue

£1,070,000

Offered to the market on a chain free basis, a fully extended four double bedroom Edwardian family home, located close to several outstanding local schools.

- Four double bedrooms + three bathrooms
- No onward chain
- Ofsted outstanding local schools
- Excellent transport links
- Superbly presented throughout
- Open-plan kitchen



Freehold / House - Terraced

Elthorne Avenue, W7 2JY

£1,070,000

Offering circa 1600 sq. ft, this period family home is arranged over three floors and is immaculately presented throughout.

The ground floor features a large through lounge combining both living and dining rooms. The rear of the property has been extended, creating a wonderful open-plan kitchen/living area with doors opening onto a recently renovated and secluded garden.

Up onto the first floor there are three generous double bedrooms and a family bathroom. The main bedroom to the front has been adapted and now boasts a en-suite shower room. The loft space has been expertly converted and now houses a large double bedrooms, shower room and plenty of additional storage space.

Elthorne Avenue is a tree lined residential street moments from the gates of Elthorne Park, a large expanse of parkland and country walks. The shopping parades at Northfields and West Ealing are within easy reach, along with the Piccadilly Line at Northfields and Boston Manor and the Elizabeth Line at West Ealing. In the catchment area for Oaklands Primary and Elthorne Park High schools, both with outstanding Ofsted reports.

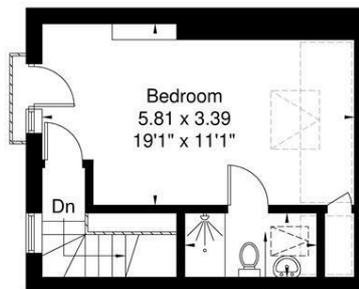


Elthorne Avenue

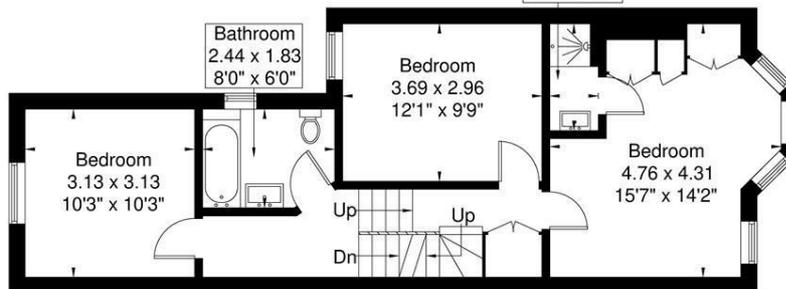
Approximate Gross Internal Area = 143.3 sq m / 1543 sq ft
 Reduced Headroom = 4.6 sq m / 49 sq ft
 Total = 147.9 sq m / 1592 sq ft



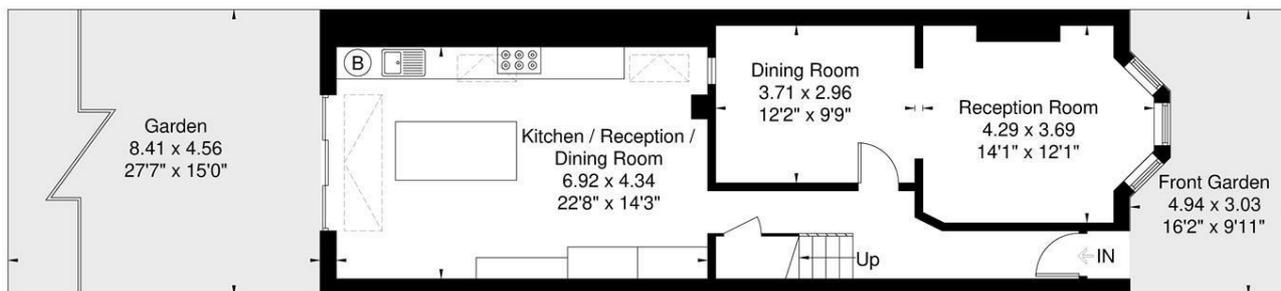
= Reduced headroom below 1.5m / 5'0"



Second Floor
 21.9 sq m / 235 sq ft
 Reduced Headroom
 4.6 sq m / 49 sq ft



First Floor
 55.0 sq m / 593 sq ft



Ground Floor
 66.4 sq m / 715 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) A			
(81-91) B			
(69-80) C		74	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.