

84 Northfield Avenue, London, W13 9RR

020 8840 5151



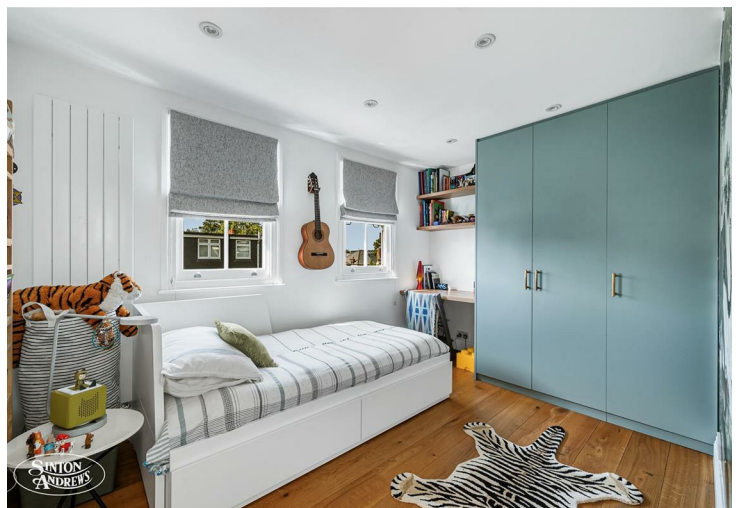
Freehold / House - Terraced

Cranmer Avenue

£875,000

Tucked away on a quiet and quaint central Northfields street, this beautifully appointed Victorian home is in catchment for outstanding local schools and has been thoughtfully renovated by the current owners.

- Attractive period home
- Moments from Lammas Park
- Catchment for outstanding local schools
- Very well presented throughout
- Stunning open-plan kitchen
- Sash style double glazed windows



Freehold / House - Terraced

Cranmer Avenue, W13 9XU

£875,000

Using the very best materials and flair for interior design, this traditional Victorian home has been the subject of a full transformation. Arranged over three floors and blending the perfect balance of period charm and contemporary family living.

The ground floor features a front reception room benefiting from double glazed sash windows and shutters. The stunning open-plan kitchen is a real focal point of the house and boasts large bi-folding doors that open onto a pretty garden, the perfect place for entertaining. The ground floor also benefits from a WC and utility area, creating further storage for everyday items.

The first floor comprises two bedrooms and stylish family bathroom. The loft has been expertly converted creating a further double bedroom, a simply stunning and luxury en suite bathroom and additional storage space.

Cranmer Avenue is perfectly positioned just off Northfield Avenue which offers a vast array of local shops and amenities. There are parks and open green spaces plus the excellent transport links including Northfields Piccadilly Line tube station which provides a great service to London Heathrow and Central London. The highly regarded local schools including Fielding Primary School, Ealing Fields and Elthorne High School, all make this an extremely desirable area for families and professionals alike.

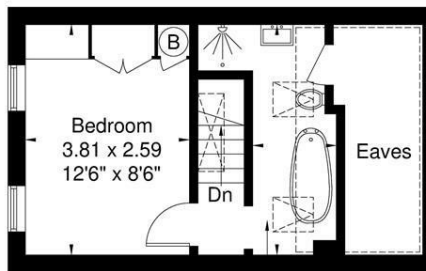


Cranmer Avenue

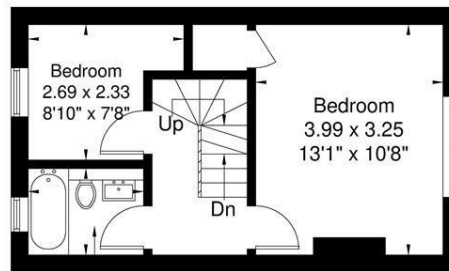
Approximate Gross Internal Area = 90.1 sq m / 969 sq ft
 Eaves Storage / Reduced Headroom = 8.8 sq m / 95 sq ft
 Total = 98.9 sq m / 1064 sq ft



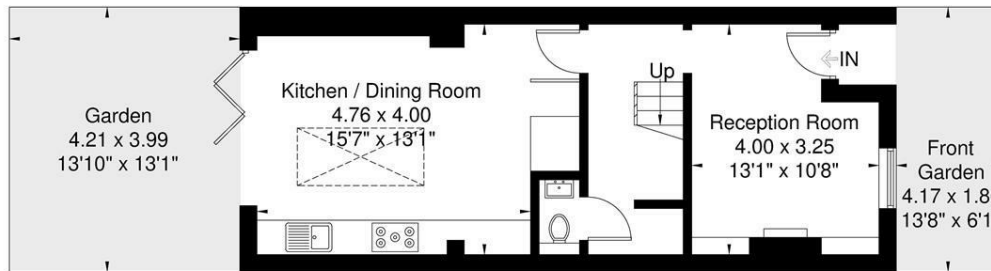
= Reduced headroom below 1.5m / 5'0"



Second Floor
 19.0 sq m / 204 sq ft
 Eaves Storage /
 Reduced Headroom
 8.8 sq m / 95 sq ft



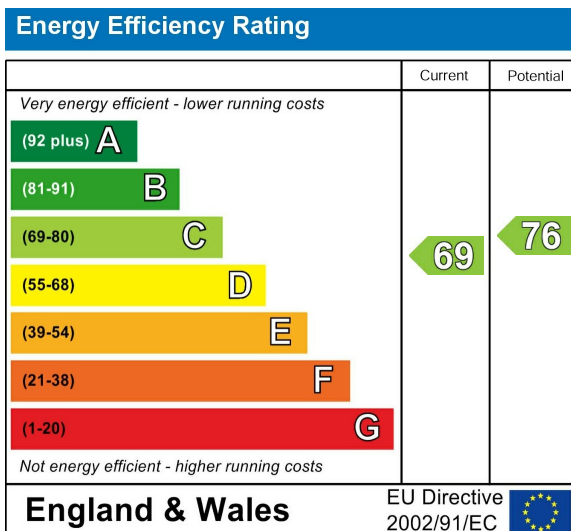
First Floor
 29.3 sq m / 315 sq ft



Ground Floor
 41.8 sq m / 450 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



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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.