

84 Northfield Avenue, London, W13 9RR

020 8840 5151



**Freehold / House - Terraced**

**Bonchurch Road**

**£925,000**

Arranged over three floors, this beautifully extended and thoughtfully modernised Victorian family home is in excellent condition throughout. Featuring a stunning open-plan kitchen, dining and living space and is located on a quiet street close to West Ealing (Elizabeth line) and Northfield Avenue.

- Three bedrooms + two bathrooms
- Moments from Northfield Avenue and Elizabeth Line
- Fully renovated, extended and modernised throughout
- Wonderful open-plan kitchen/diner/living area
- Close to Walpole and Lammas park
- Attractive rear garden



**Freehold / House - Terraced**

# Bonchurch Road, W13 9JE

## £925,000

This beautifully appointed three bedroom late Victorian family home has been extended and updated by the current owners creating a wonderful open-plan kitchen/living area and spacious accommodation spread over three floors.

The ground floor features a front reception room with attractive built-in cupboards and bay window. The rear of the house has been remodelled creating a wonderful open-plan kitchen, dining room, and living area. The fold away doors lead to a beautifully landscaped garden. The very useful cloakroom and utility area completes the ground floor.

Up onto the first floor there are two double bedrooms and a stylish family bathroom. The well crafted loft conversion now houses the principal bedroom, an en suite shower room, a bonus study area and plenty of additional storage space.

Bonchurch Road is perfectly placed between Northfield Avenue and West Ealing Broadway with their busy shops, café bars and eateries. Close by are West Ealing Elizabeth Line and Northfields Piccadilly Line stations as well as Ealing Broadway Shopping Centre. Lovely local parks include Walpole and Lammas parks.

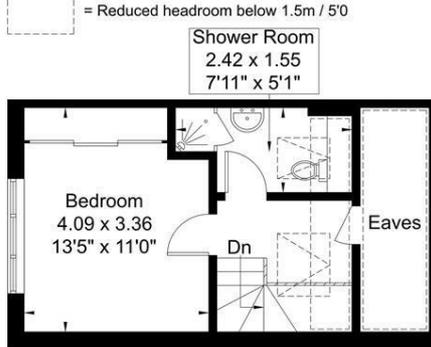


### Bonchurch Road

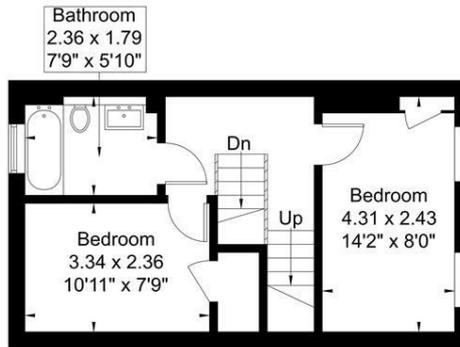
Approximate Gross Internal Area = 110.3 sq m / 1187 sq ft  
 Eaves Storage / Reduced Headroom = 8.0 sq m / 86 sq ft  
 Total = 118.3 sq m / 1273 sq ft



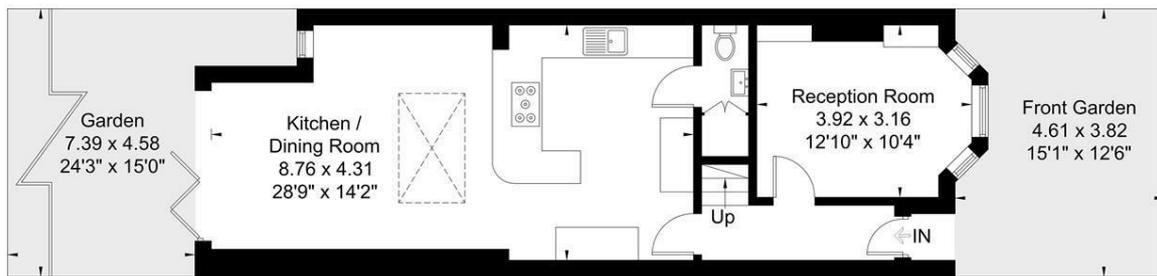
= Reduced headroom below 1.5m / 5'0"



**Second Floor**  
 21.6 sq m / 232 sq ft  
 Eaves Storage / Reduced Headroom  
 8.0 sq m / 86 sq ft



**First Floor**  
 33.9 sq m / 365 sq ft



**Ground Floor**  
 54.8 sq m / 590 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>		76	82
(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

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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.