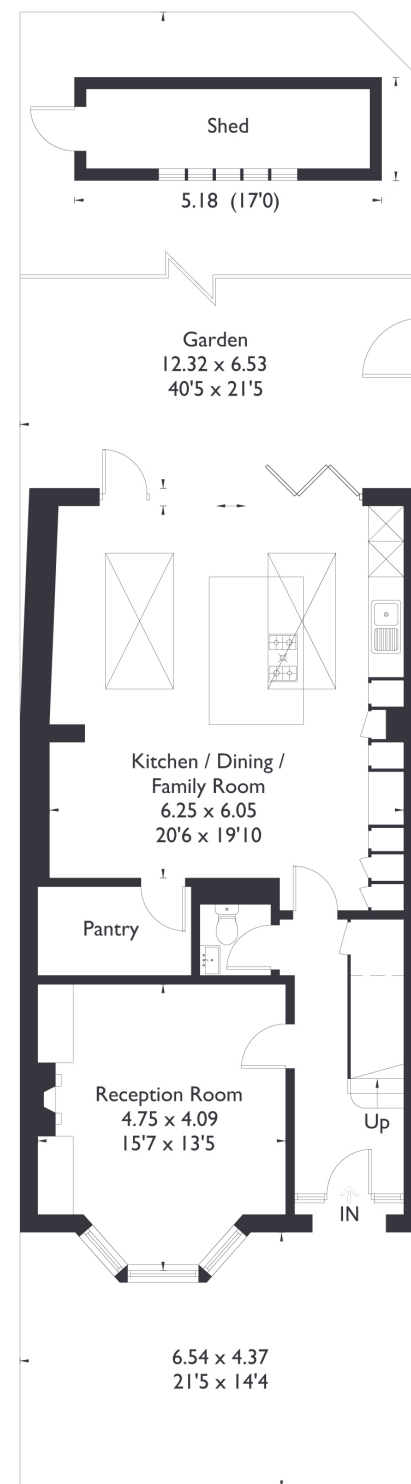


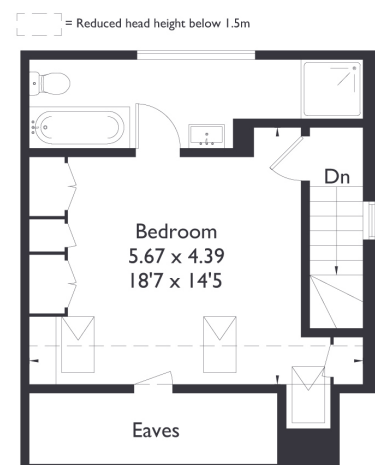
Niagara Avenue, W5

Approximate Floor Area = 157.1 sq m / 1691 sq ft
(Excluding Eaves, Shed)

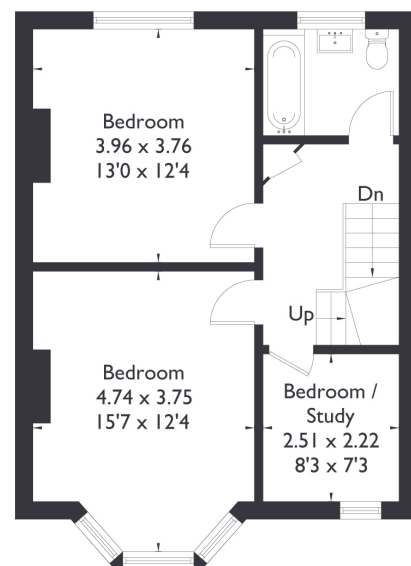


Ground Floor

1.76 (5'9)



Second Floor



First Floor



4 BEDROOM HOUSE

Niagara Avenue, W5

GUIDE PRICE £1,300,000-£1,350,000

Welcome to this impressive four bedroom, two bathroom home located in the heart of Northfields. The property offers a thoughtfully designed open-plan kitchen and living area at the rear, complete with bi-fold doors that open onto a beautifully landscaped garden creating a seamless indoor/outdoor living experience.

At the front of the home, you'll find a separate reception room, ideal for quiet evenings or as a flexible family space, along with a convenient downstairs W/C.

FEATURES

- Four Bedrooms
- Two Bathrooms/ Downstairs W/C
- Open Plan Kitchen/Living
- Northfields Station
- Northfield Avenue Amenities
- Fielding Primary School
- Catchment/ Gunnersbury Catholic School
- EPC Rating D



4 BEDROOM HOUSE

Niagara Avenue, W5

Upstairs, the first floor hosts three well proportioned double bedrooms and a modern family bathroom.

The top floor features a spacious principal bedroom with en suite, complemented by bay windows, plenty of natural light, and generous storage throughout. Ideally situated just a 5-minute walk from Northfields Station and the local amenities of Northfields Avenue, the property also falls within the highly sought-after Fielding Primary School catchment. EPC Rating D.

