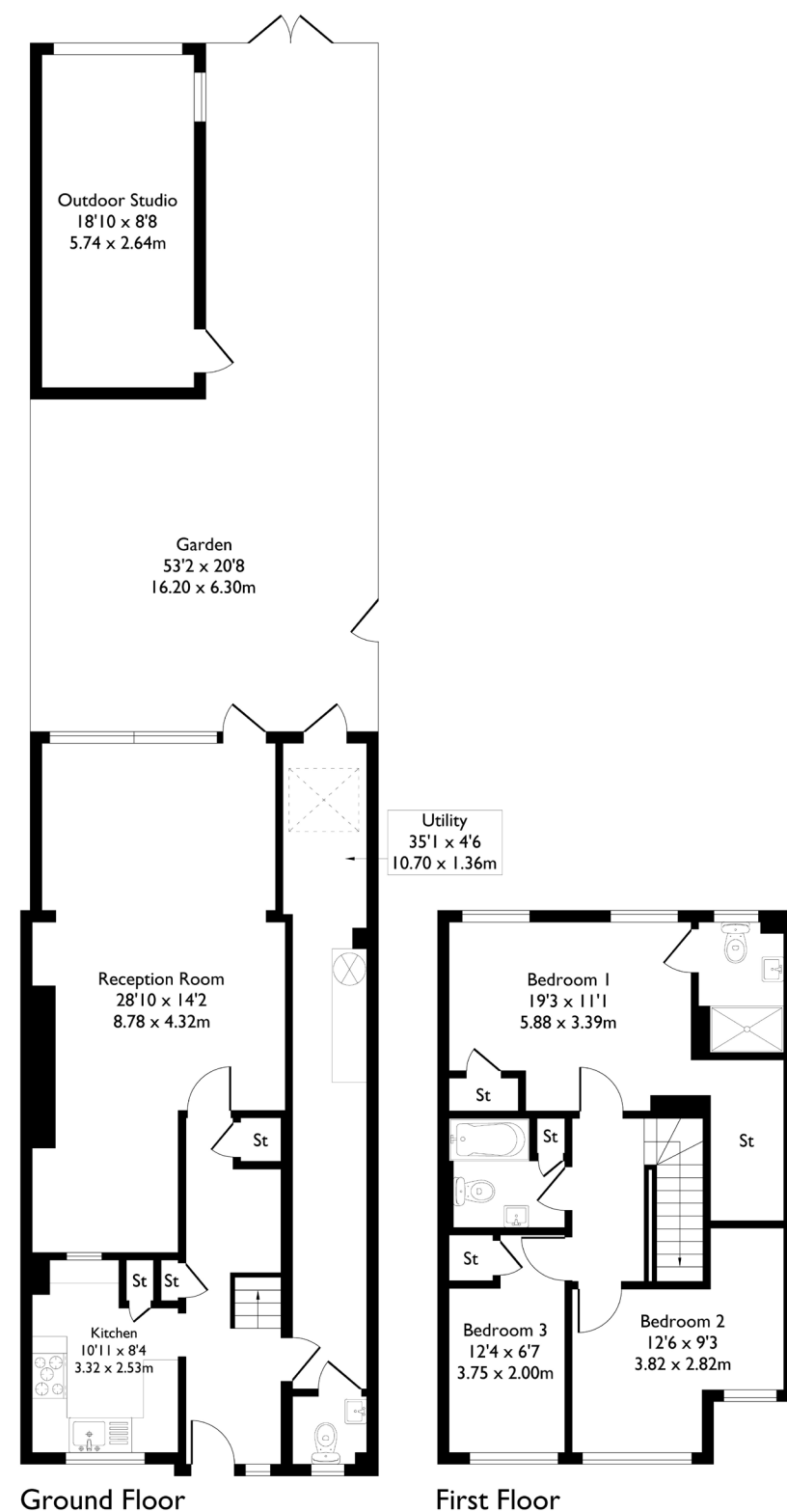
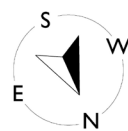


## Mervyn Road, London, W13

Approximate Floor Area = 137.6 sq m / 1482 sq ft



### 3 BEDROOM HOUSE

## Mervyn Road, W13

£800,000

Welcome to this fantastic end-of-terrace home, ideally located in the heart of Northfields.

Offering three bedrooms, a family bathroom, ensuite, and a convenient downstairs WC, this property provides well-balanced and versatile living space throughout. Upon entering, the kitchen is positioned to the left, while to the right you'll find a WC and a long utility area, with the staircase centrally located. To the rear of the property is a spacious open-plan living and dining area, enjoying views through to the garden — perfect for both everyday living and entertaining.

### FEATURES

- Three Bedrooms
- Two Bathrooms/Downstairs W/C
- Separate Kitchen/Dining
- Outdoor Studio
- Northfield Amenities
- Northfields Station/Boston Manor Station
- Fielding Primary School/Elthorne Park High School
- EPC Rating C





3 BEDROOM HOUSE

## Mervyn Road, W13

Upstairs, there is a generous double bedroom to the left, alongside a further smaller bedroom, with the family bathroom located centrally on the landing.

The principal bedroom benefits from its own en-suite and a walk-in wardrobe, offering a comfortable and private retreat. Externally, the rear of the property is accessed via a road leading to the back of the garden, allowing for off-street parking. There is also a side entrance to the garden, which backs onto the bowling club, ensuring a pleasant outlook without being overlooked.

The property falls within the catchment area for Fielding Primary School and Elthorne Park High School, and is conveniently located close to Northfields' local amenities and Northfields/Boston Manor Underground station.

EPC Rating C.

