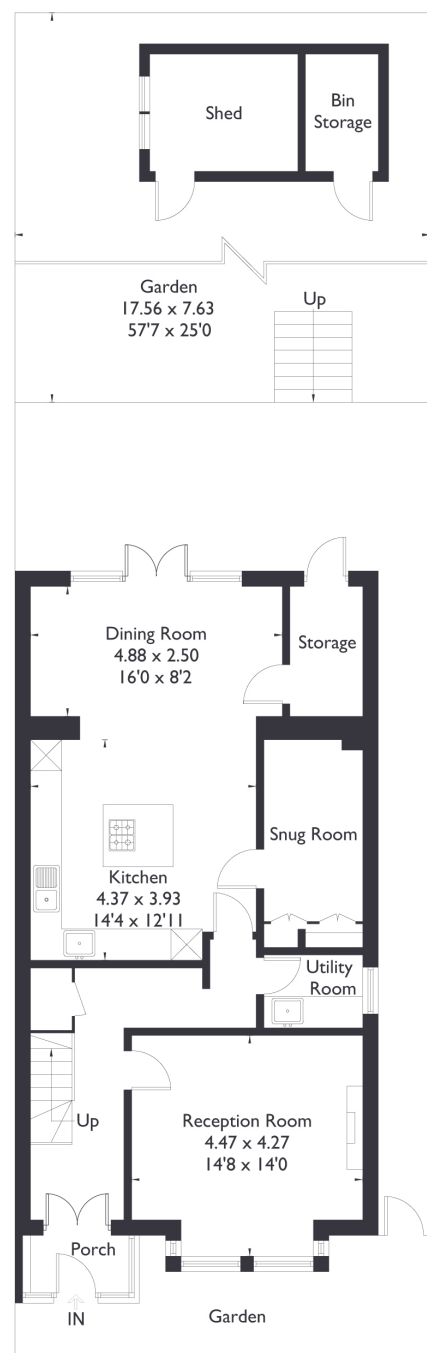


## Elers Road, W13

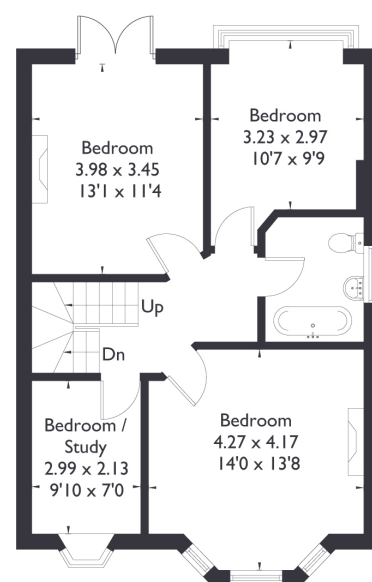
Approximate Floor Area = 200.5 sq m / 2158 sq ft (Including Eaves)

Bin Store = 3.1 sq m / 33 sq ft (Excluding Shed)

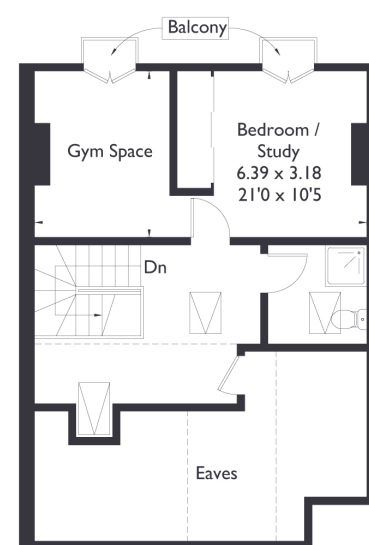
Total = 203.6 sq m / 2191 sq ft



Ground Floor



First Floor



Second Floor



### 5 BEDROOM HOUSE

## Elers Road, W13

GUIDE PRICE £2,000,000 - £2,200,000

Welcome to this exceptional five bedroom home on the highly desirable Elers Road. Ideally located just moments from Northfields vibrant amenities and only a five minute stroll to Northfields Station, this property offers both convenience and charm.

As you step inside, you're greeted by a bright and inviting reception area, along with a practical utility room and snug room. The heart of the home is the impressive open plan kitchen, and dining space. Crittall doors frame stunning views of the beautifully landscaped garden and the serene backdrop of Lammas Park.

### FEATURES

- Five Bedrooms
- Two Bathrooms/ Downstairs W/C
- Open Plan Kitchen/Living
- Views of Lammas Park
- Landscaped Gardens
- Northfields Station
- Northfields Amenities
- EPC Rating C





5 BEDROOM HOUSE

## Elers Road, W13

On the first floor, you'll discover four spacious bedrooms, elegant bay windows and a chic bathroom featuring a freestanding bath.

The top floor hosts a further double bedroom, complete with two Juliet balconies, and a well appointed shower room, adding a touch of luxury to this stunning home.

EPC Rating C.

