



22B Mayfield Avenue, Ealing, London. W13 9UR.

£450,000

Offered to the market with NO ONWARD CHAIN is this well presented two bedroom first floor conversion located on a much sought after tree lined avenue in Northfields. Located on the first floor, this neutrally decorated flat offers a generous sized living room, flooded with natural light due to the large bay window. The property itself benefits from double glazed windows, gas central heating, fitted modern kitchen and the possibility to extend into the loft (subject to planning permissions obtained).

Mayfield Avenue is located in the heart of Northfield Avenue, with variety of boutique shops & convenient for transport links, within walking distance to Piccadilly Line from Northfields Station and the Elizabeth Line at West Ealing Mainline station (19 minutes to the City). The much-coveted Fielding Primary & Elthorne High Schools are both are within easy reach.

#### Lounge (Reception)

15' 9" x 11' 7" (4.80m x 3.53m) Front aspect double glazed bay window, radiator, power points, door to

#### Kitchen

8' 11" x 5' 6" (2.72m x 1.68m) Front aspect double glazed window, range of eye and base level modern units with gas hob with oven under and extractor hood over, stainless steel single drainer sink, plumbing and space for washing machine, wall mounted boiler, part tiled walls

#### Bathroom

Panel enclosed bath, pedestal wash hand basin, low level WC, part tiled walls, radiator

#### Bedroom 1

11' 10" x 8' 4" (3.61m x 2.54m) Rear aspect double glazed window, radiator

#### Bedroom 2

9' 1" x 7' 7" (2.77m x 2.31m) Rear aspect double glazed window, radiator

