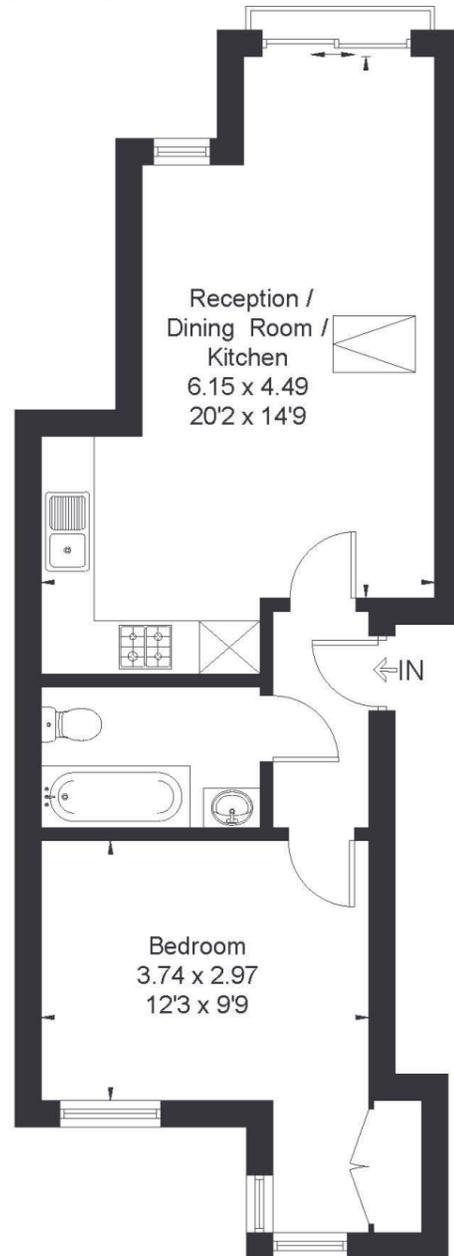
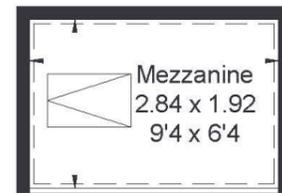


**Westfield Road, W13**

Approximate Floor Area = 45.5 sq m / 590 sq ft  
Mezzanine = 5.4 sq m / 58 sq ft  
Total = 50.9 sq m / 648 sq ft



**First Floor**



**Mezzanine**

= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



**1 BEDROOM FLAT**

**Westfield Road, W13**  
**£425,000**

Welcome to this delightful one bedroom, one bathroom first floor flat, offering a unique blend of space, character, and convenience. Situated on the top floor, the property boasts high ceilings in the reception area, creating a bright and airy atmosphere. The open plan kitchen and living space includes a stylish mezzanine level, adding a touch of versatility, while a Juliet balcony enhances the charm of the room.

**FEATURES**

- One Bedroom
- One Bathroom
- Open Plan Kitchen & Dining
- Northfields Station/ West Ealing (Elizabeth Line)
- West Ealing/Northfields Avenue Amenities
- Private Garden
- EPC Rating C



1 BEDROOM FLAT

## Westfield Road, W13

The spacious bathroom is beautifully presented, and the well-lit bedroom features ample storage.

A rare bonus, this property benefits from a private rear garden, perfect for outdoor relaxation, as well as residential parking.

Ideally located just a 5-minute walk from Northfields and West Ealing's amenities, the flat is within 10 minutes of West Ealing Station (Elizabeth Line) and 15 minutes from Northfields Station, offering excellent transport links.

EPC Rating C.