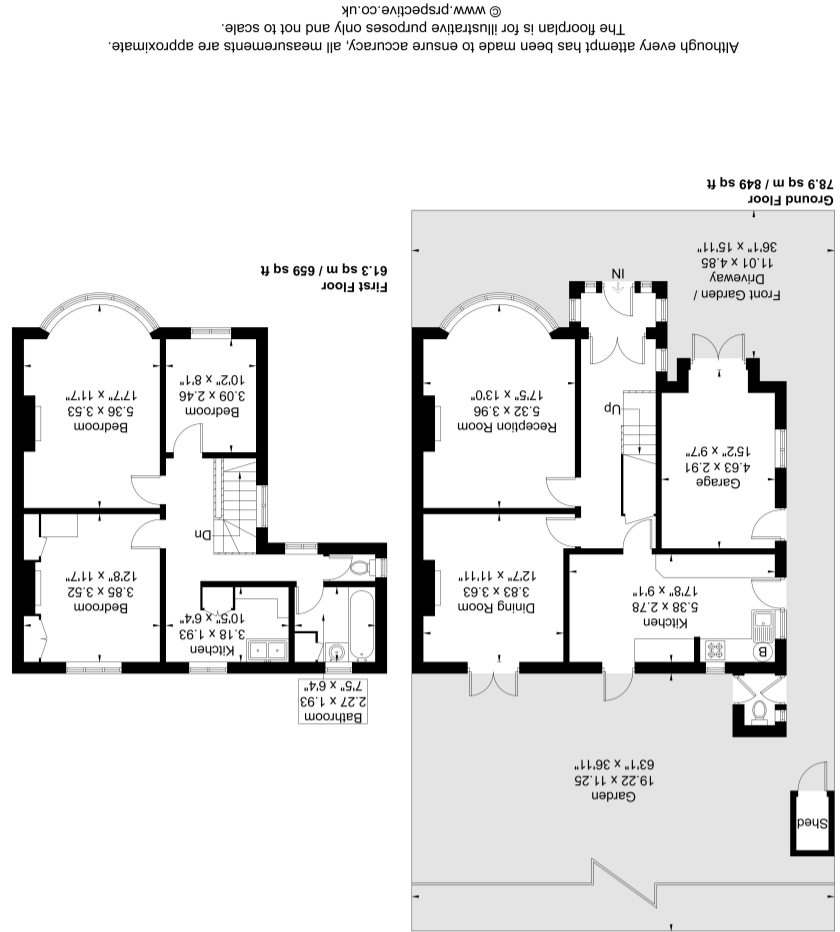


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
	(69-80)
B	(55-68)
	(39-54)
C	(21-38)
	(1-20)
Not energy efficient - higher running costs	G
Current	87
Potential	61



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
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Approximate Gross Internal Area = 140.2 sq m / 1508 sq ft



3 Newland Gardens, London. W13 9TR.

£1,000,000

This large Edwardian family home is being offered to the market with vacant possession and no onward chain. Located in the heart of Northfields the house is in need of updating throughout whilst still holding period features. Other benefits include a good sized rear South Facing rear garden and a valuable garage accessed via own drive.

Accommodation briefly comprises of four bedrooms, two receptions, large kitchen / diner and a bathroom with a separate WC. The property also offers the next owners potential to extend into the loft and to the rear as have neighbouring houses.

Newland Gardens is just minutes from Fielding Primary school and well placed for Elthorne High school. The shops, café bars and eateries on Northfield Avenue are just a short stroll away along with the Piccadilly Line tube station and several local parks.

Front Reception

17' 5" x 13' 0" (5.31m x 3.96m) Large front aspect bay window, feature fireplace, radiator

Rear Reception

12' 7" x 11' 11" (3.84m x 3.63m) Rear aspect French doors to garden, feature ornate fireplace

Kitchen / Dining Room

17' 8" x 9' 1" (5.38m x 2.77m) Rear aspect window and dual aspect doors to garden, range of eye and base level units with gas hob and double oven to side, wall mounted boiler, single drainer sink, radiator

Bedroom 1

17' 7" x 11' 7" (5.36m x 3.53m) Large front aspect bay window, fireplace, radiator

Bedroom 2

12' 8" x 11' 7" (3.86m x 3.53m) Rear aspect window, radiator, feature fireplace, fitted wardrobe and vanity wash hand basin

Bedroom 3

10' 2" x 8' 1" (3.10m x 2.46m) Front aspect window, radiator

Bedroom 4

10' 5" x 6' 4" (3.17m x 1.93m) Rear aspect window, basic units with single drainer sink

Bathroom

Rear aspect frosted window, vanity wash hand basin, panel enclosed bath, radiator, with separate WC

Garden

South Facing garden, mainly lawn with patio area and mature shrubs and trees

Garage

Approached via own drive, side aspect window and side door, power and light, vehicle inspection pit

