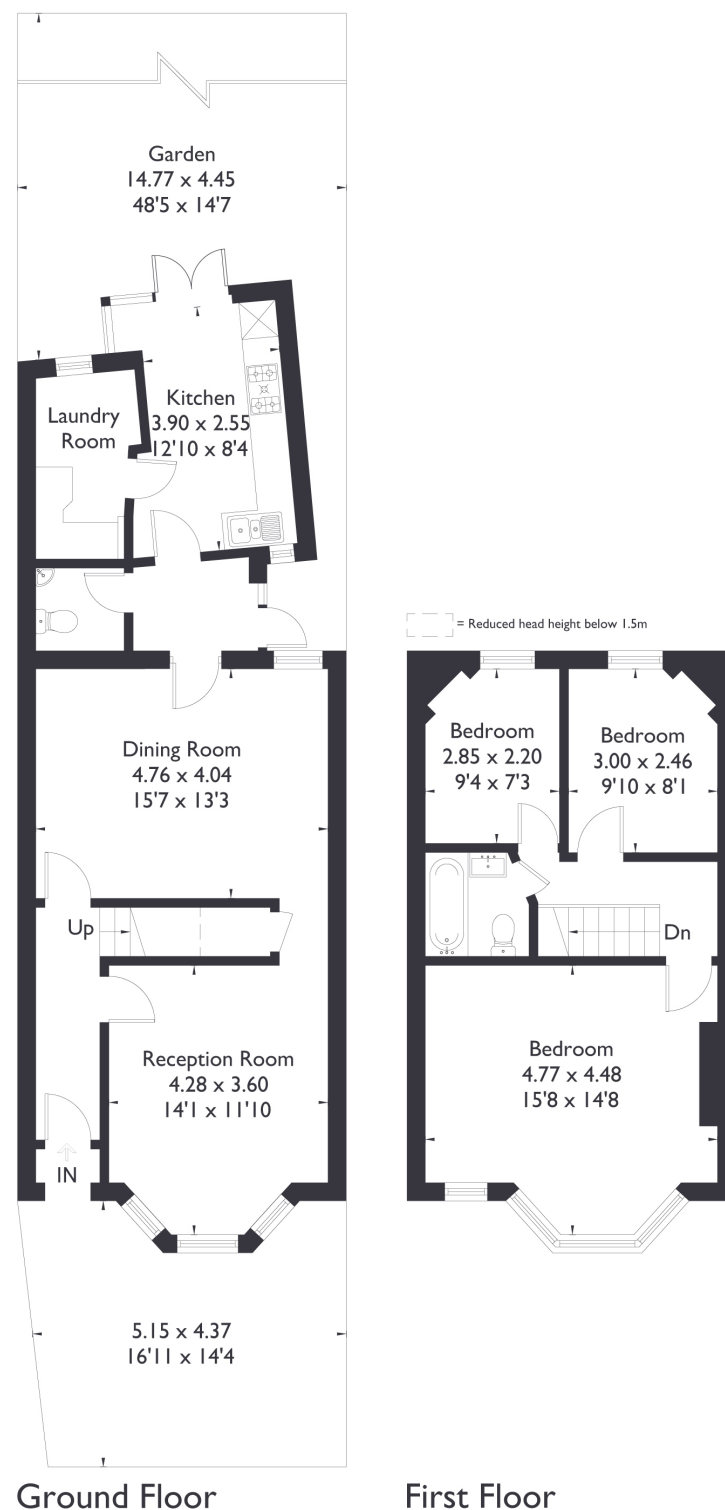


Graham Avenue, W13

Approximate Floor Area = 104.9 sq m / 1129 sq ft



3 BEDROOM HOUSE

Graham Ave, W13

Guide Price £850,000-£875,000

Welcome to this well presented three bedroom, one bathroom home, ideally located in the heart of Northfields.

This spacious property features a large reception room that wraps around the staircase, flowing seamlessly into a rear extension with a separate kitchen and additional living space—perfect for both entertaining and everyday family life. It also benefits from a dedicated utility area and offers potential for a loft extension, subject to planning permission.

FEATURES

- Three Bedrooms
- One Bathroom
- Separate Kitchen/Dining Room
- Northfields Station (7 min walk)
- Northfields Amenities
- Fielding Primary School Catchment
- EPC Rating D



3 BEDROOM HOUSE

Graham Ave, W13

Situated just moments from the vibrant Northfields Avenue, you'll have easy access to a variety of independent shops, cafés, and local amenities.

The property also falls within the Fielding Primary School catchment—one of the area's most sought-after schools, particularly popular with young families.

For commuters, Northfields Station (Piccadilly Line) is just a 10-minute walk away, providing excellent transport links into Central London and beyond.

EPC Rating D.

