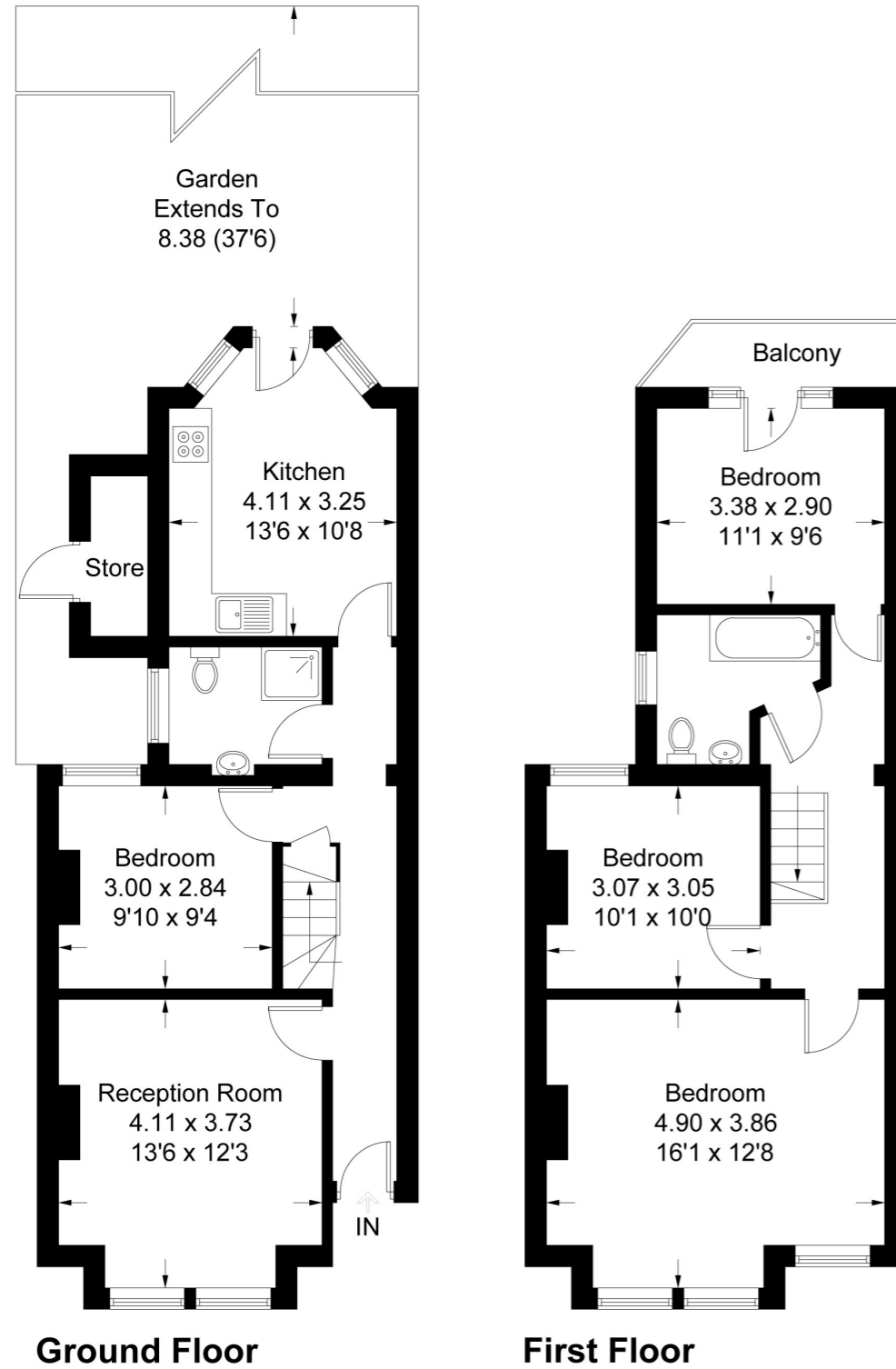


### Northfield Avenue, W13

Approximate Gross Internal Area = 102.1 sq m / 1100 sq ft  
(Excluding Store)  
Store = 1.9 sq m / 21 sq ft  
Total = 104 sq m / 1121 sq ft



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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#### 4 BEDROOM HOUSE

## Northfield Avenue, W13

£830,000

Unexpectedly back on the market and located prominently on Northfield Avenue and neighbouring Lammas Park is this well-proportioned four bedroom period family home with generous room sizes and a private and secluded garden.

#### FEATURES

- Chain Free Sale
- Semi-Detached Period House
- Four Bedrooms
- Private Rear Garden
- Original Features
- PVC Windows and Double Glazing
- Northfield Avenue Amenities
- Piccadilly Line (Northfields Station)
- Fielding Primary School Catchment



4 BEDROOM HOUSE

## Northfield Avenue, W13

£830,000

Arranged over two levels and benefitting from period features such as high ceilings and original fireplaces, the ground floor comprises of a sunny reception to the front.

Adjacent is a double bedroom and a kitchen / diner to the back of the property, opening directly onto the large 37 ft. rear garden with mature trees, which is not overlooked by other properties and backs directly onto Lammas Park. Additionally, there is a small store / shed to the side of the property. A modern shower room completes the ground floor.

Upstairs, to the front there is a spacious master bedroom which is flooded with daylight, and two further double bedrooms, one of which has direct access to a balcony overlooking the rear garden. There is also a three-piece family bathroom with a shower over bath. The house further benefits from PVC windows and double glazing, providing great sound proofing from the main road. There is plenty of potential to extend this property subject to the usual planning permission, making it an ideal home for a growing family.

