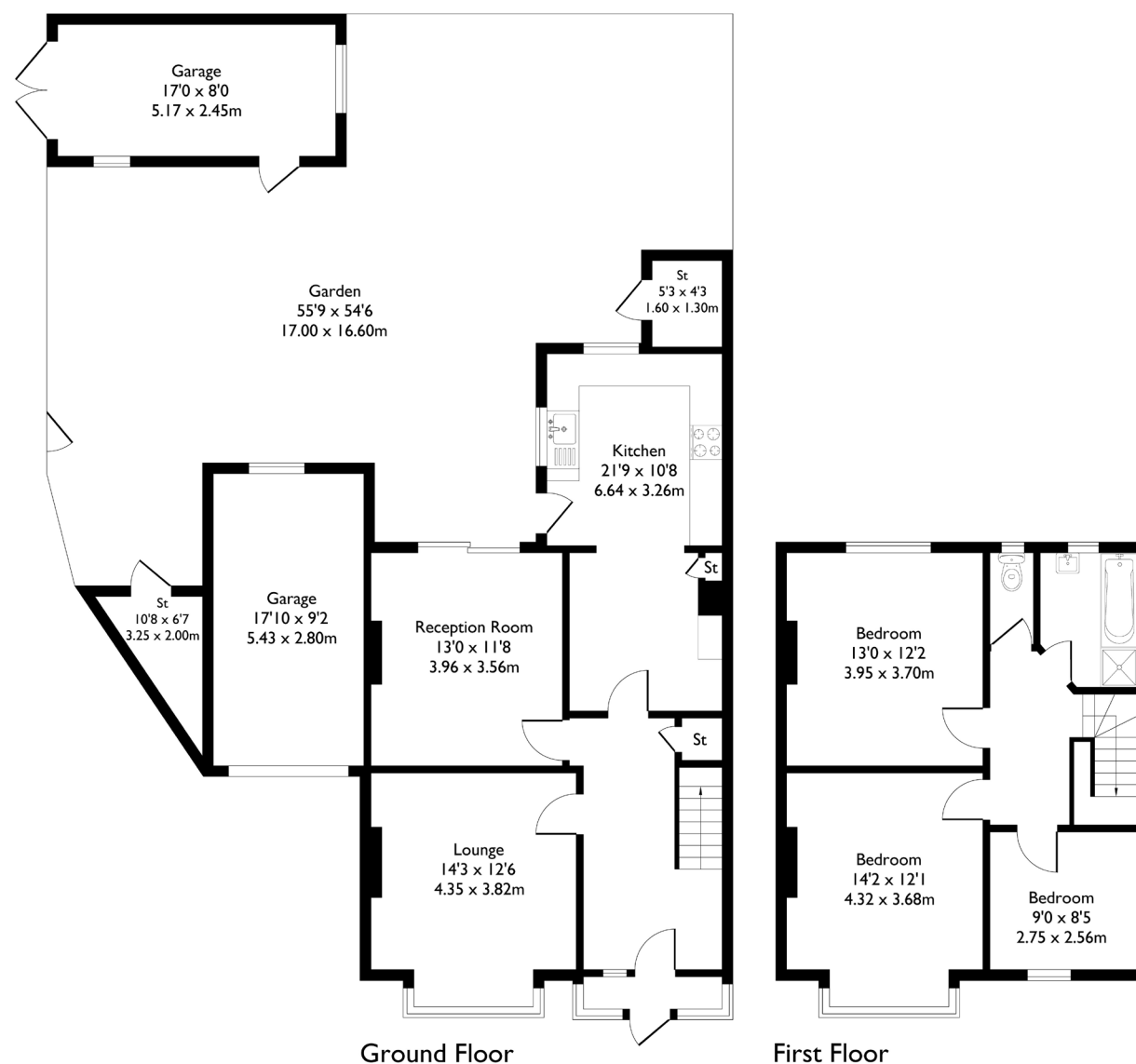
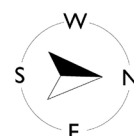


Mervyn Road, London, W13

Approximate Floor Area = 152.4 sq m / 1641 sq ft



3 BEDROOM HOUSE

Mervyn Road, W13

£1,100,000

Welcome to this three bedroom, two bathroom home in the heart of Northfields, offering generous living space and excellent future potential.

The ground floor features a very spacious kitchen, along with a separate reception room and lounge at the front of the property, ideal for flexible family living. A convenient downstairs W/C completes the layout. To the rear, the property boasts an exceptionally large garden, perfect for entertaining or family use, with the added benefit of garage storage.

FEATURES

- Three Bedrooms
- One Bathroom/ Separate W/C
- Private Garage
- Separate Kitchen/Living
- Potential For Wrap Around Extension (STPP)
- Northfields Station/ Boston Manor Station
- Northfield Avenue Amenities
- Fielding Primary School/ Elthorne Park High School
- EPC Rating D



3 BEDROOM HOUSE

Mervyn Road, W13

Upstairs are three well-proportioned double bedrooms and a family bathroom. The property also offers potential for a wrap around extension, subject to planning permission.

Ideally located within a 10-minute walk of Boston Manor Station and the amenities of Northfields Avenue, the home also falls within the popular Fielding Primary School and Elthorne Park High School catchments, making it an excellent choice for families. EPC Rating D.

