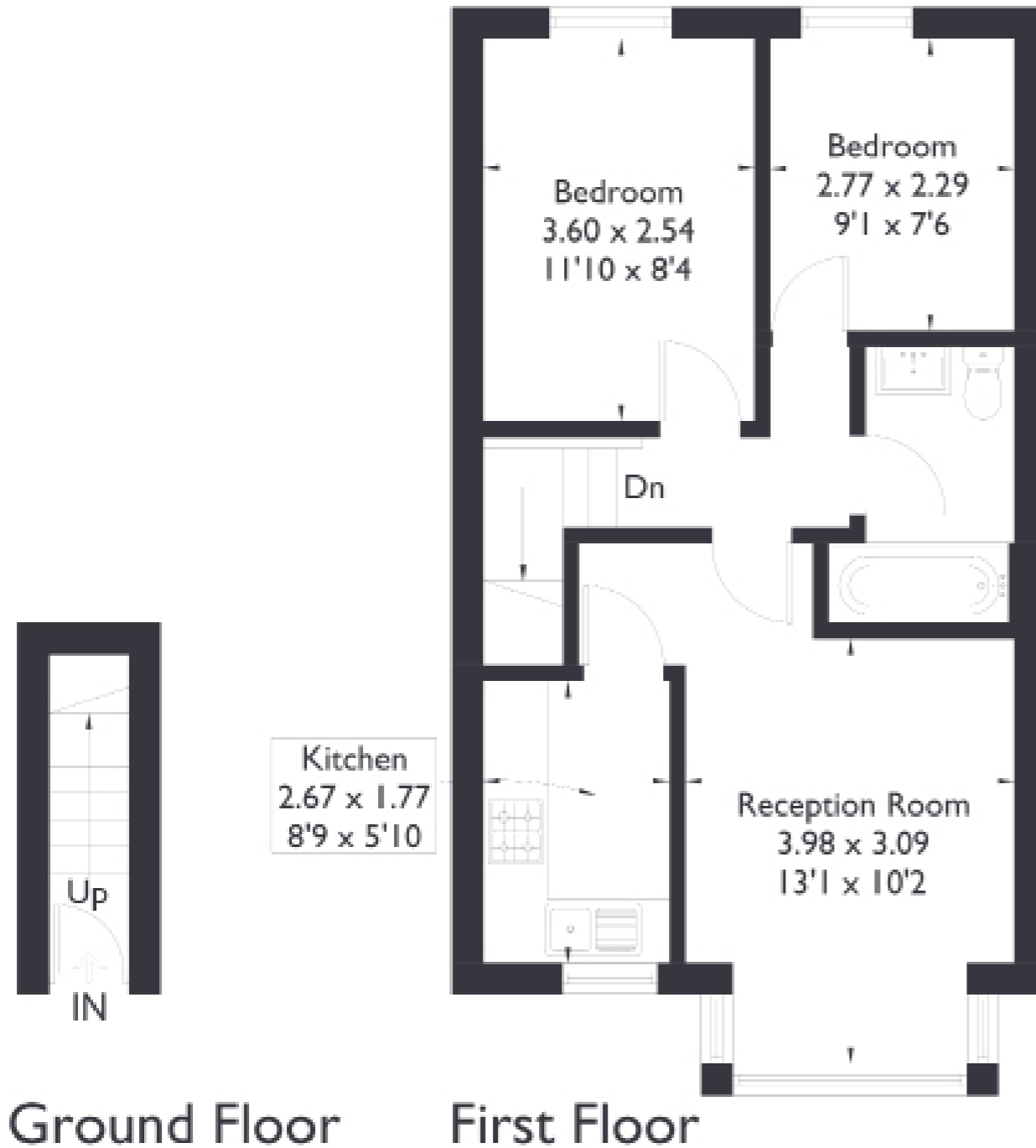


Mayfield Avenue, W13

Approximate Floor Area = 47.8 sq m / 514 sq ft



2 BEDROOM FLAT

Mayfield Avenue, W13
£435,000

Nestled in the heart of Northfields, this two bedroom, one bathroom flat exemplifies prime location living, seamlessly blending proximity to local amenities with easy access to transportation for a direct route into the heart of London.

Meticulously cared for, this residence exudes warmth, offering a truly delightful home.

FEATURES

- Two Bedrooms
- One Bathroom
- Separate Kitchen/Living Space
- Potential to Extend (STPP)
- Fielding Primary School
- Northfields Station (Piccadilly Line)
- EPC Rating C



2 BEDROOM FLAT

Mayfield Avenue, W13

Upon ascending the stairs to the top floor, two generously proportioned bedrooms unfold to your left, showcasing thoughtful design. Directly opposite, a generously sized bathroom awaits, complemented by a spacious reception room to the right and a separate kitchen. The layout is not only functional but also creates a harmonious flow throughout.

The flat exudes luminosity, with natural light streaming seamlessly from the front to the back, enhancing the overall ambiance. Beyond its current charm, this property holds the potential for extension, subject to the necessary planning permissions, allowing for customisation to suit future needs.

Positioned advantageously, the flat enjoys proximity to Northfields amenities, offering convenience at every turn. A brief stroll leads to Northfields station, providing swift access to the Piccadilly Line and a direct link to the bustling heart of London. Furthermore, this residence falls within the sought-after catchment area of the esteemed Fielding Primary School, adding an extra layer of appeal for families.

In summary, this Northfields gem not only presents a well-maintained and charming residence but also promises a lifestyle enriched by its prime location, abundance of natural light, and the potential for future expansion. An opportunity not to be missed for those seeking a harmonious blend of comfort, convenience, and possibility.

EPC Rating C.