



**£575,000**

**Northfield Avenue, Northfields, W13**



- 2 Double Bedrooms
- Private Rear Garden
- Envious Rear Access
- Excellent Transport Links
- Share Of Freehold
- Chain Free

A stunning and stylish, newly converted, 2 double bedroom, share of freehold, garden flat on Northfield Avenue close to Elizabeth line and Piccadilly line. Offered chain free and finished to a high quality, the property comprises shared entrance hall, spacious master bedroom with built in wardrobes, second double bedroom with own courtyard, family bathroom, guest WC, utility area and large 17'9 x 14'2 open plan kitchen / reception / dining room. Bi folding doors lead out to a good size low maintenance garden with rear access. Offered with share of freehold, no onward chain and shared front garden. Situated within a short walk to Northfields (Piccadilly line) and West Ealing (Elizabeth line) stations and perfect for, excellent schools such as Fielding, bus routes, parks, road networks and shopping facilities. \* Photos of furniture and front patio are CGI

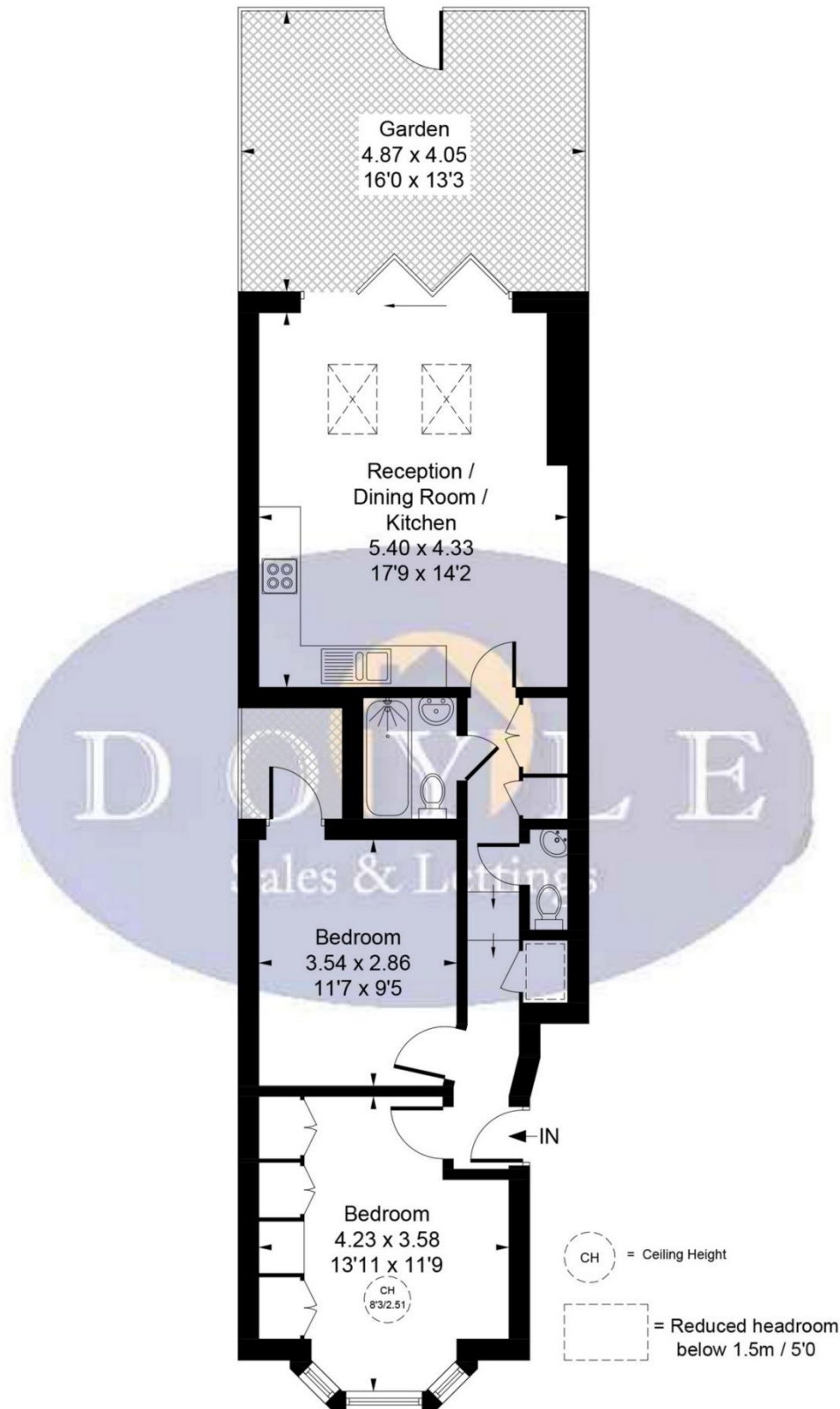
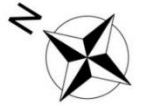


# Northfield Avenue, W13 9QT

Approximate Gross Internal Area = 60.28 sq m / 649 sq ft

Reduced Headroom = 0.63 sq m / 7 sq ft

Total = 60.91 sq m / 656 sq ft



**Ground Floor**  
**60.28 sq m / 649 sq ft**

**Reduced Headroom**  
**0.63 sq m / 7 sq ft**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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## Map



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.

## EPC Rating C

