

84 Northfield Avenue, London, W13 9RR

020 8840 5151



**Leasehold / Apartment**

**Sutherland Road**

**£350,000**

A well presented two bedroom top floor conversion flat, with use of a well kept communal garden and ample off street parking, convenient for West Ealing station for the Elizabeth line and close to Ealing Broadway.

- Two bedrooms
- Communal garden and parking
- No onward chain
- Excellent sized living room
- Close to Crossrail
- Over 600 sq.ft



**Leasehold / Apartment**

## Sutherland Road, W13 0DT

£350,000

A smart top floor apartment, converted from this imposing Victorian building, offering ample off street parking both front and rear, and use of a good sized, well-kept communal garden.

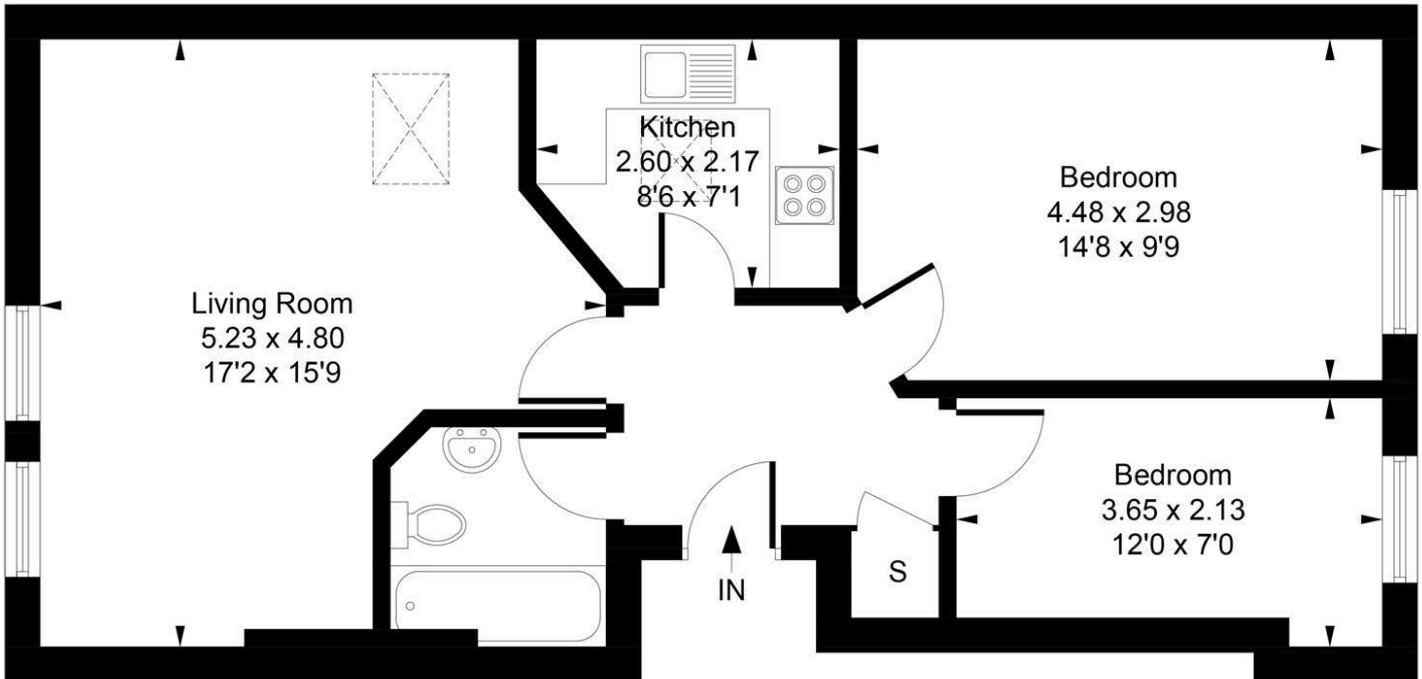
Measuring over 600 sq.ft, the property comprises two bedrooms, bathroom, a large reception room with space for a dining table and a separate kitchen. The flat is also attractively offered with no onward chain. The property would make an excellent first time buy, or sound rental investment.

Situated in this wide tree lined road, close to the green open spaces of Drayton Green and within a five walk from West Ealing Mainline Station for the newly opened Elizabeth line offering speedy access to The City and Heathrow. Various regular bus services are immediately available, the popular Waitrose Foodstore and the Drayton Court pub both close at hand as is West Ealing and bustling Ealing Broadway town centre, with various shopping facilities, bars and restaurants are all within easy walking distance.



**12K Sutherland Road, W13 0DT**

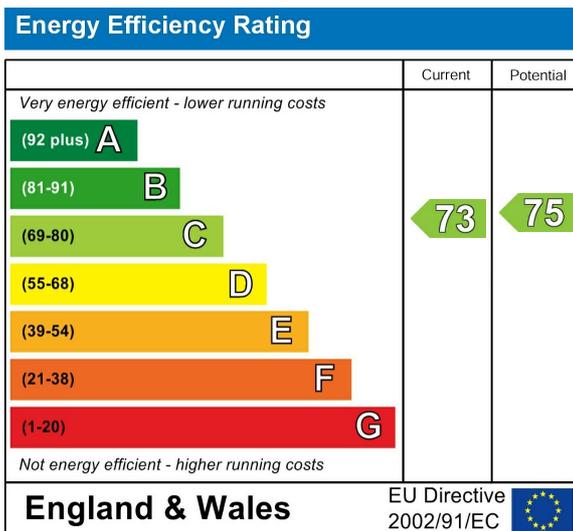
Approximate Gross Internal Area  
57.40 sq m / 618 sq ft



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 purchase.

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Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.