

84 Northfield Avenue, London, W13 9RR

020 8840 5151



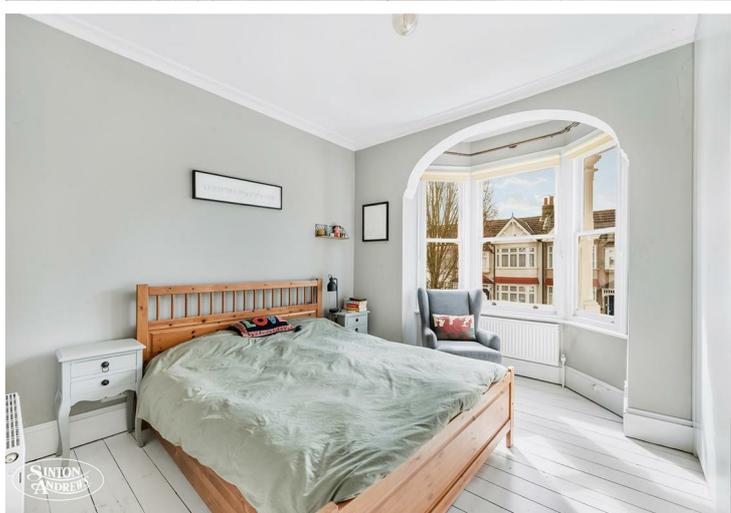
**Freehold / House - Semi-Detached**

**Northcroft Road**

**£899,950**

Moments from Fielding Primary School, this fully extended, three double bedroom semi-detached house is located in the heart of Northfields.

- Three double bedrooms + Two bathrooms
- Moments from Fielding Primary School
- Open plan kitchen/diner
- Close to Northfield Avenue and Piccadilly Line stations



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**£899,950**

**\*\*\*viewings commence on Saturday 28th of March\*\*\***

The ground floor features a large reception room and boasts an attractive fire place and fitted shelves. The wonderful open-plan kitchen is flooded with natural light and opens onto a secluded garden.

Up on the first floor there are two double bedrooms and a newly fitted family bathroom. The top floor is a well-crafted loft conversion creating a further double bedroom, modern shower room and separate study with ample eaves storage.

Located moments away from Northfield Avenue, the high-street offers a vast array of local shops and amenities. There are parks and open green spaces plus the excellent transport links including Northfields Piccadilly Line tube station which provides a great service to London Heathrow and Central London. The highly regarded local schools including Fielding Primary School, Ealing Fields and Elthorne High School, all make this an extremely desirable area for families and professionals alike.

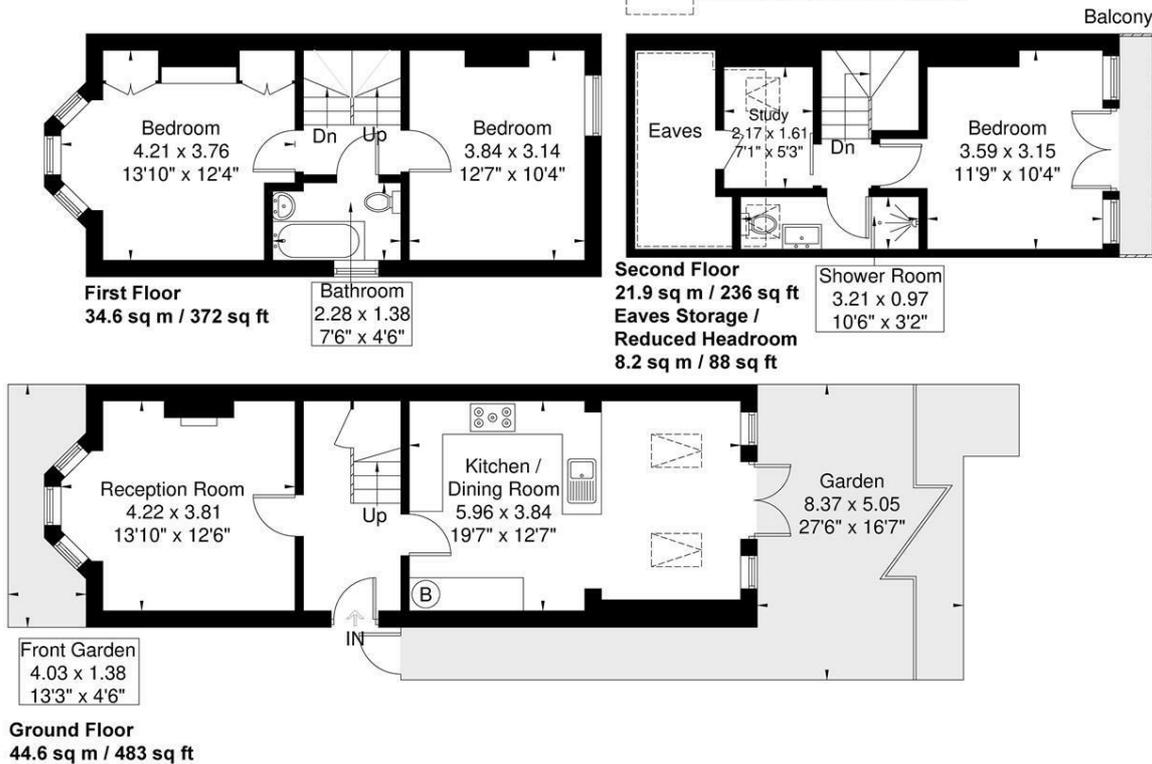


### Northcroft Road

Approximate Gross Internal Area = 101.1 sq m / 1088 sq ft  
 Eaves Storage / Reduced Headroom = 8.2 sq m / 88 sq ft  
 Total = 109.3 sq m / 1176 sq ft

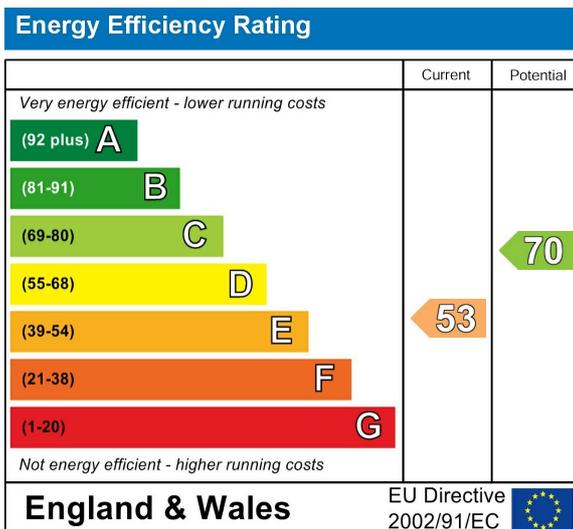


= Reduced headroom below 1.5m / 5'0"



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.  
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### Energy Performance Graph



Call us on

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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.