

84 Northfield Avenue, London, W13 9RR

020 8840 5151



Freehold / House - Terraced

Leyborne Avenue

£850,000

A three bedroom Edwardian family home in a premier location close to Lammas and Walpole parks and offered to the market with no onward chain.

- No onward chain
- South-facing garden
- Presented in good condition
- Original features
- Ground floor extension
- Potential to extend (STP)



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Leyborne Avenue, W13 9RA

£850,000

With an abundance of original features, South-facing garden, and fantastic potential to extend and enhance (STP), this period house would make a wonderful family home.

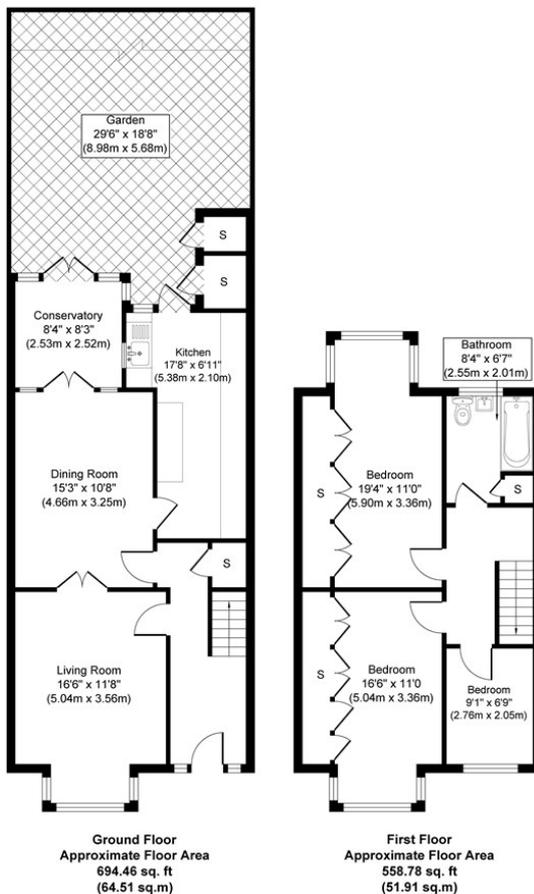
The ground features a through lounge/diner leading to a conservatory extension, a fully fitted kitchen with ample storage units. The door from the kitchen leads to a sunny South-facing garden with valuable rear access.

Up onto the first floor there's two good size double bedrooms, a single bedroom and a family bathroom. There is potential to extend into the loft space (STP) to add a further bedroom and bathroom. The property has been in the same family ownership for many years and although the property has been very well cared for and is presented in good condition, it does offer the new owner/owners to put their own stamp on the house.

Leyborne Avenue is a highly desirable location, moments from Lammas and Walpole Parks and in easy reach of the shops and stations (Piccadilly line and Main line with pending Crossrail) at both Northfield Avenue and West Ealing.



76 Leyborne Avenue W13 9RA



Approximate Gross Internal Floor Area 1253.25 sq. ft / 116.43 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.