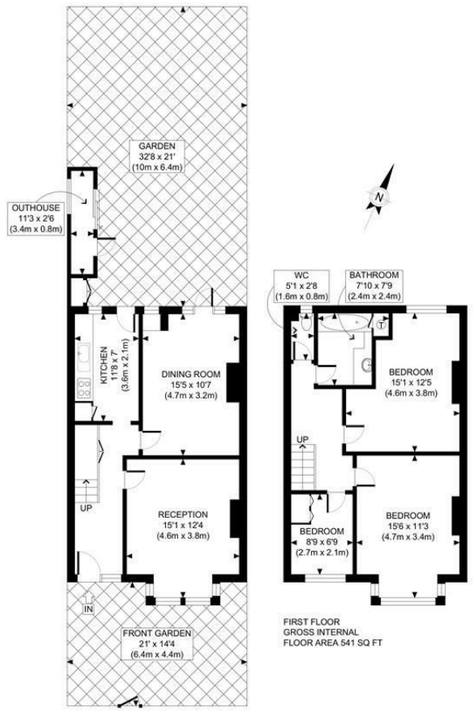
Location:

The location is a particular highlight, with the property positioned just moments from the outstanding Fielding Primary School, making it especially appealing to families. The popular Northfields Avenue is within easy reach, offering an excellent selection of independent shops, cafés and restaurants.

Key points:

- Edwardian house
- Three bedrooms
- No chain
- In need of moderisation
- Fielding school catchment
- Northfields station close by
- Lammas park
- Potential to extend STCC



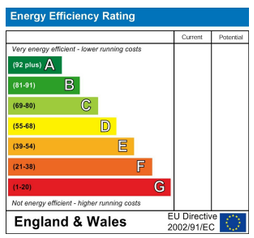
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 541 SQ FT

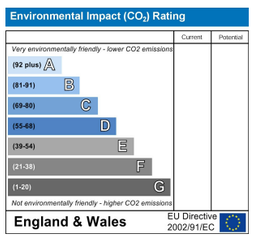
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 527 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE: 1096 SQ FT/ 102 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE: 1068 SQ FT/ 99 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client.
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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2 Reception Rooms
3 Bedrooms
1 Bathrooms



An attractive three-bedroom Edwardian end-of-terrace house, occupying a particularly sought-after residential road in Ealing, immediately neighbouring the highly regarded Fielding Primary School. Requiring comprehensive modernisation throughout, the property offers an excellent opportunity for purchasers looking to create and personalise a substantial family home, with further potential to extend at the rear and into the loft, subject to the usual planning permissions and consents. Offered to the market with no onward chain.

The accommodation extends to approximately 1,068 sq. ft. (99 sq. m.)and is arranged over two floors. The ground floor comprises an entrance hallway, two well-proportioned reception rooms, providing separate living and dining areas, and a separate kitchen overlooking the rear garden. To the first floor, a landing leads to three bedrooms, a family bathroom and a separate WC.

The location is a particular highlight, with the property positioned just moments from the outstanding Fielding Primary School, making it especially appealing to families. The popular Northfields Avenue is within easy reach, offering an excellent selection of independent shops, cafés, restaurants and everyday amenities, whilst the wider shopping and leisure facilities of Ealing Broadway are also readily accessible. Both Lammas Park and Walpole Park provide attractive open green spaces nearby. For commuters, Northfields Underground Station is approximately 0.4 miles away, providing Piccadilly Line services into Central London.

The buyer will pay a buyer's fee in addition to the agreed purchase price. The

The current owner says:

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What's better:

The accommodation extends to approximately 1,068 sq. ft. (99 sq. m.)and is arranged over two floors. The ground floor comprises an entrance hallway, two well-proportioned reception rooms, providing separate living and dining areas, and a separate kitchen overlooking the rear garden. To the first floor, a landing leads to three bedrooms, a family bathroom and a separate WC.





