

84 Northfield Avenue, London, W13 9RR

020 8840 5151



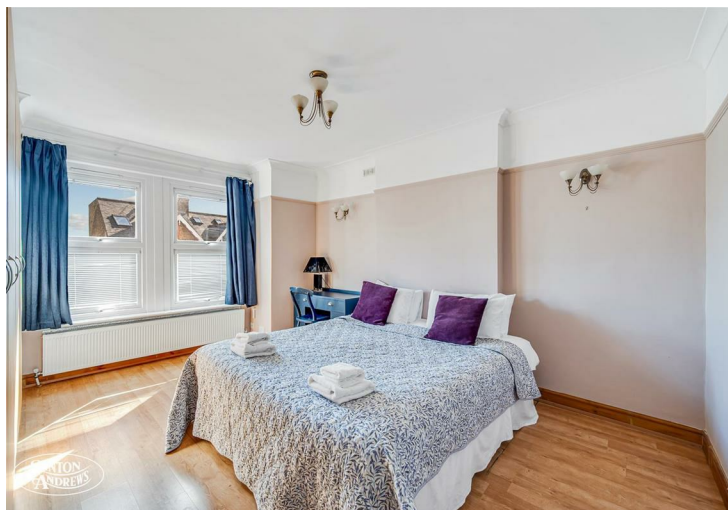
Freehold / House - End Terrace

Bramley Road

£1,095,000

A five bedroom, red brick, Edwardian house in this always popular residential enclave close to excellent local schools.

- Off-street parking
- 5 bedrooms + 3 bathrooms
- Outstanding local schools
- Moments from Northfields and South Ealing Piccadilly Line stations
- Solar panels with battery storage
- No onward chain
- Wonderful loft conversion
- Air-conditioning



Freehold / House - End Terrace

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£1,095,000

Providing over 1700 sq. ft of space arranged across three levels with a rear garden that benefits from both grass and patio areas. This family home also has the added bonus of off-street parking.

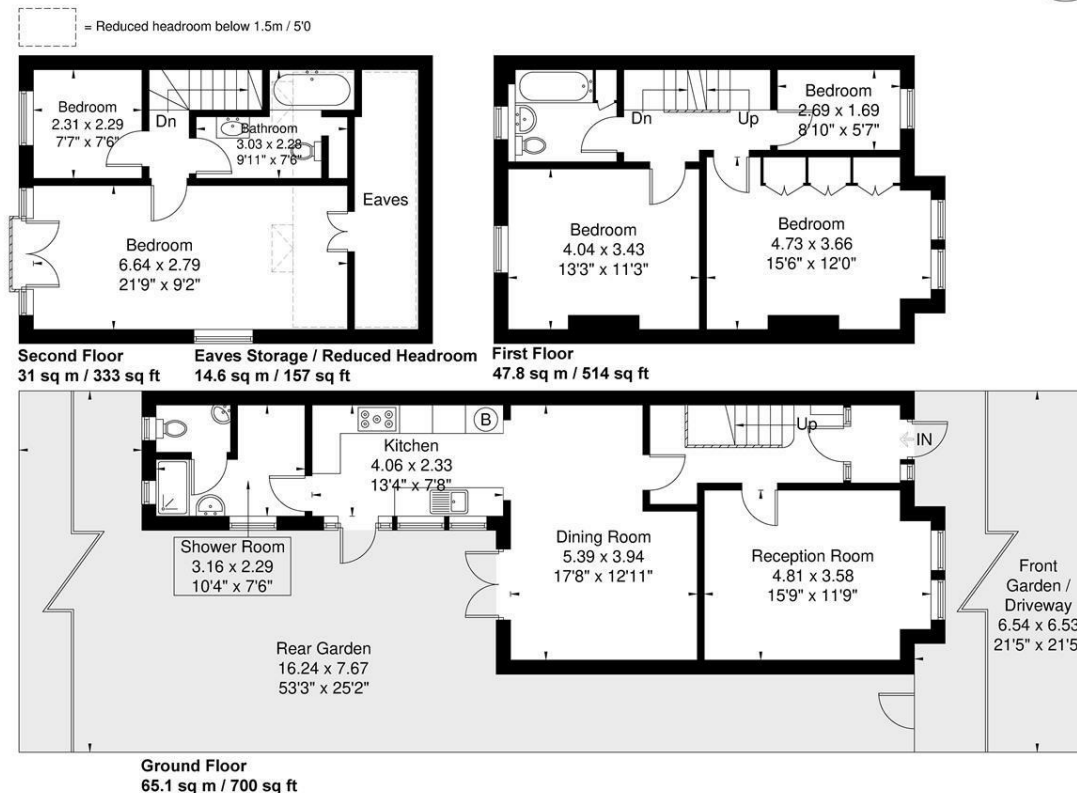
Inside the house is beautifully presented, featuring a living room, separate dining room connecting to the kitchen and downstairs shower room. The five bedrooms spread across both first and second floors are served by two bathrooms.

Bramley Road is part of this residential enclave nestled between South Ealing Road and Northfield Avenue, with its neighborhood shops, restaurants and Piccadilly Line stations. Families will be pleased to find excellent schools nearby, notably Ealing Fields High School and Little Ealing and Mount Carmel Primaries.



Bramley Road

Approximate Gross Internal Area = 143.9 sq m / 1547 sq ft
 Eaves Storage / Reduced Headroom 14.6 sq m / 157 sq ft
 Total = 158.5 sq m / 1704 sq ft



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	78	
(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	

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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.