

84 Northfield Avenue, London, W13 9RR

020 8840 5151



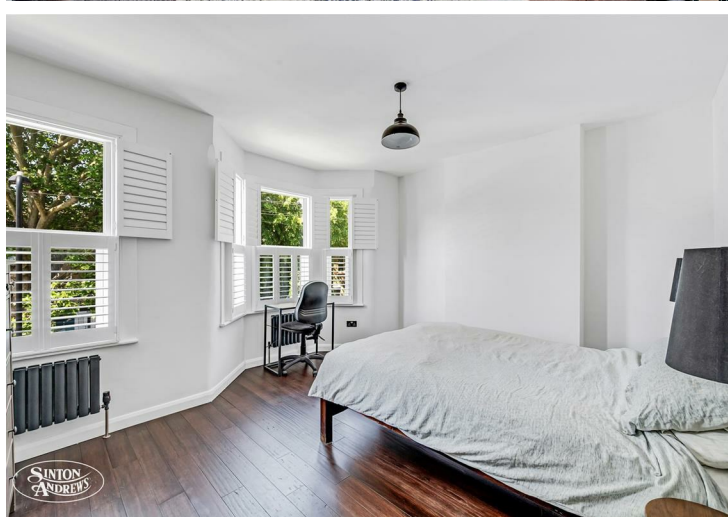
**Freehold / House - Terraced**

**Grosvenor Road**

**£875,000**

Located close to outstanding local schools, a flawless three double bedroom family home that's recently been extended and remodelled to an exemplary standard.

- Excellent local schools
- Stunning open-plan kitchen
- Recently renovated to an exceptional standard
- Potential to extend into the loft space (STP)
- Close to both Northfield Avenue and Elizabeth Line
- Secluded and beautifully landscaped garden



**Freehold / House - Terraced**

# Grosvenor Road

£875,000

Using the very best materials and flair for interior design, this wonderful home has been transformed by the current owners.

The downstairs comprises a well appointed through reception room with a large bay window flooding the room with light. The impressive open-plan kitchen is a real focal point of the house, with bi-folding doors seamlessly flowing into the beautifully landscaped garden.

Up onto the first floor there are three double bedrooms and a family bathroom. The principal bedroom, situated at the front of the property, enjoys a large bay window which floods the room with natural light. The second and third doubles enjoy garden views.

We highly recommend viewing this house to fully appreciate the standard of workmanship.

Grosvenor Road is a short walk to the neighbourhood shops and cafes on Northfield Avenue and West Ealing Broadway. Rail links for West Ealing (Elizabeth Line) and Northfields (Piccadilly Line), both easily reached. The nearby schools are Oaklands Primary and Elthorne Park High School, both very popular with local families.



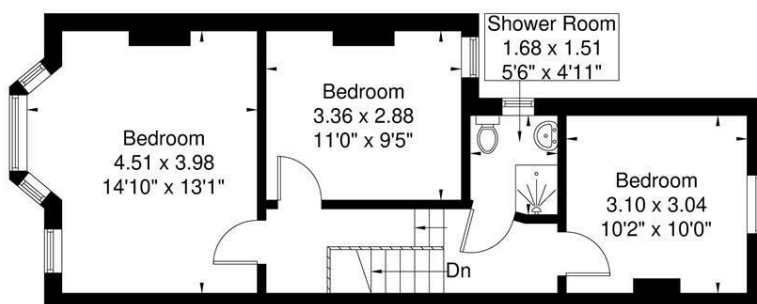
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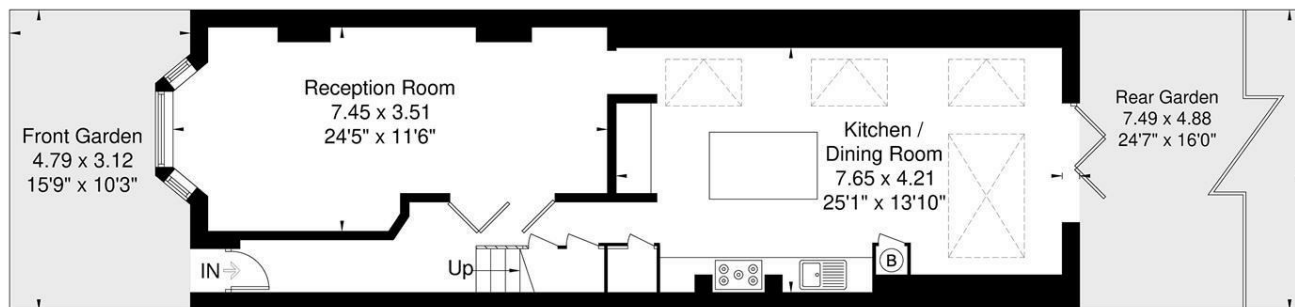
## Grosvenor Road

Approximate Gross Internal Area = 115.9 sq m / 1247 sq ft



First Floor

48.9 sq m / 526 sq ft



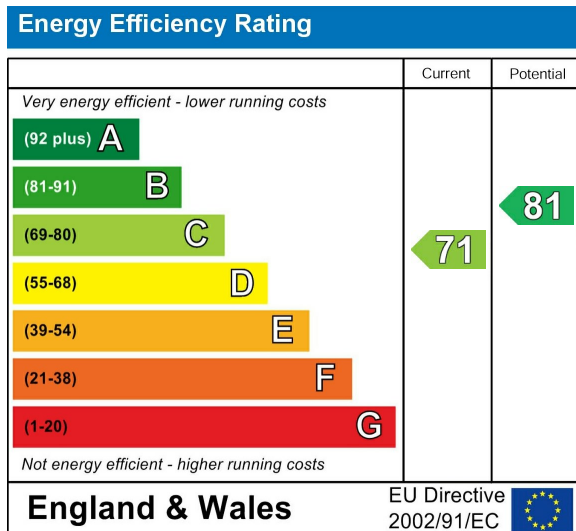
Ground Floor

67 sq m / 721 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



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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.