



HELLIWELL & CO  
ESTATE AGENTS

Northfield Avenue, Ealing, W13  
Guide Price £499,950









 2 Bedrooms
 | 
  1 Reception
 | 
  1 Bathroom
 | 
  EPC Current D

Helliwell & Co. are proud to present this two double bedroom first floor maisonette located in the heart of Northfields.

Offered to the market with a share of the freehold, this is an ideal purchase for first-time buyers or investors alike. Entering through a private entrance and spacious front garden and up onto the first floor, you are met with a spacious split-level landing. The bright and spacious open-plan reception room has a charming fireplace with built-in shelving/storage on either side of the chimney breast. The fitted modern and elegant kitchen comes equipped with all the expected mod-con integrated appliances. Both bedrooms are evenly split double rooms with the main bedroom located at the rear with ample built-in storage and tasteful pannelling. The tasteful and tiled bathroom, previously upgraded by the current owners, comes with a bathtub and power shower. Further benefits include the potential to extend into the loft (STPP), double glazing and gas central heating.

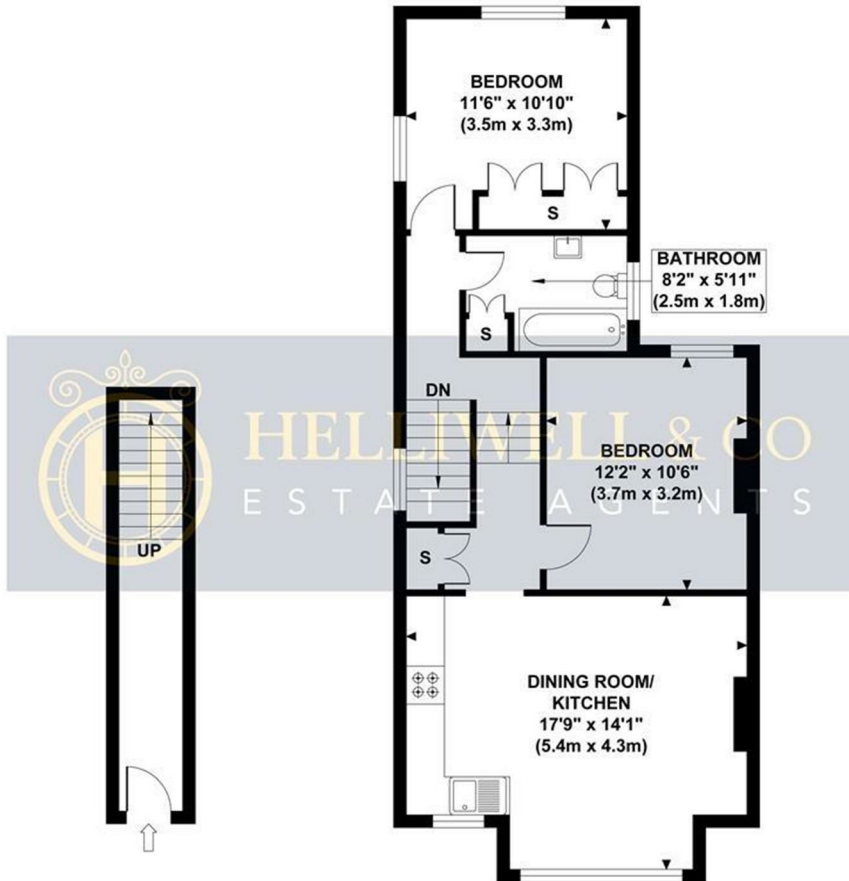
Placed on a popular residential road in Northfields, the property is ideally located for access to Northfields tube station (Piccadilly line) and the fantastic array of local shops, cafes and restaurants the area has to offer. Ealing Broadway's bustling shopping centre and station (Central, District, Mainline, Elizabeth Line) are also within easy reach, as well as the picturesque open green spaces of Lammas, Walpole, Blondin & Elthorne Parks.

- Maisonette
- First Floor
- Private Entrance
- Two Double Bedrooms
- Potential to Extend (STPP)
- Circa 714sqft
- Private Front Garden
- Beautifully Presented
- Share of Freehold (991 years)
- Council Tax Band: C



## NORTHFIELDS AVENUE

Approximate Gross Internal Area  
714 sq ft / 66.3 sq m



**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 70 SQ FT**

**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 644 SQ FT**

Although every attempt has been made to ensure accuracy,  
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.  
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

