





About the property

♥ What the owners love

We love living on this quiet, friendly street. The south-facing living area is bright and warm and opens up to a lovely garden which is a sun trap during the day. In the colder months, our fireplace keeps us nice and cosy. Four double bedrooms give us ample storage space and somewhere for friends and family to stay when they visit. The secure off-street parking is a huge benefit.

It is so convenient living here because the house is close to so many amenities: shops, restaurants, pubs, cafés, doctors and highly regarded schools to name but a few. We enjoy daily strolls around the beautiful parks nearby (Lammas, Walpole and Elthorne) as well as lovely canal walks. We are spoilt for choice with transport links so we can easily enjoy lots of days out – the Piccadilly and Elizabeth lines are a short walk away and buses run at the end of the road. It really is a fantastic location.

Key features

- Four double bedrooms
- Three bathrooms plus downstairs WC
- South-facing, low-maintenance garden
- Secure gated off-street parking
- Side access
- Spacious family home – over 1,300 sq ft
- Bright reception/dining room with fireplace
- Superb Northfields location, close to shops, cafés and parks
- Excellent transport links: Piccadilly Line, Elizabeth Line and local buses
- Great choice of local schools

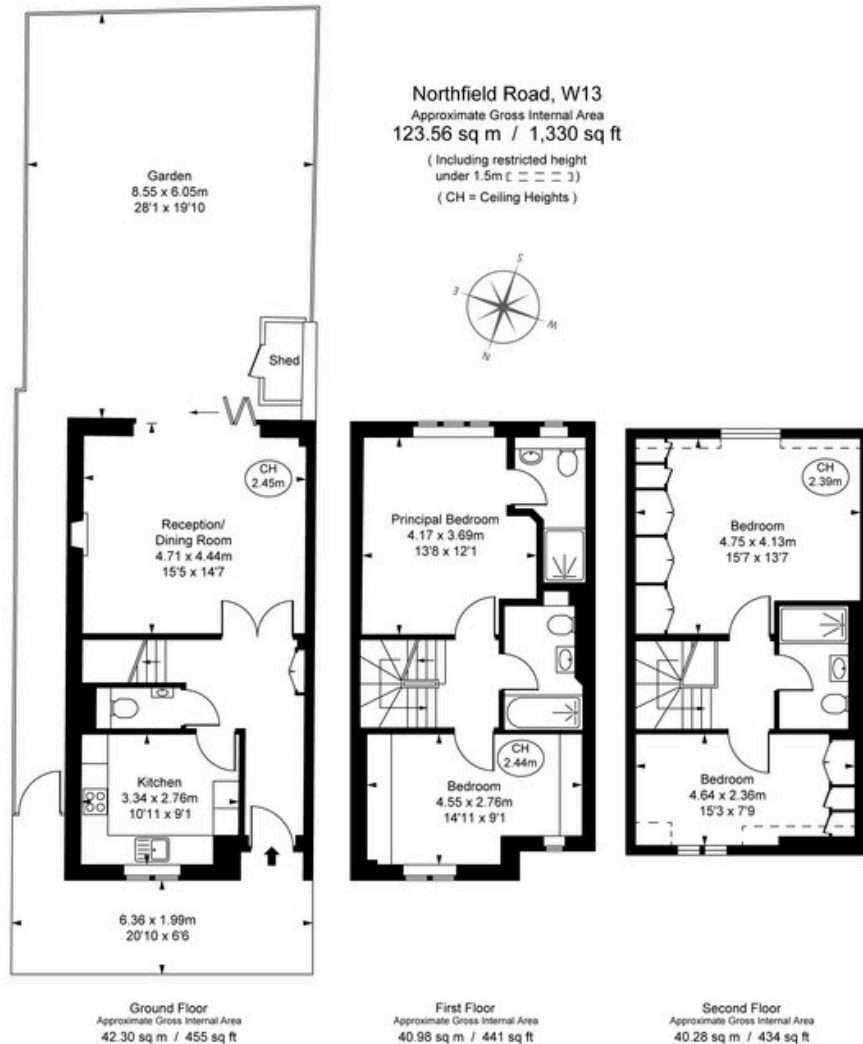
Material information

- Tenure - **Freehold**
- Council Tax - **Band F**
- Guide Price - **£1,000,000**

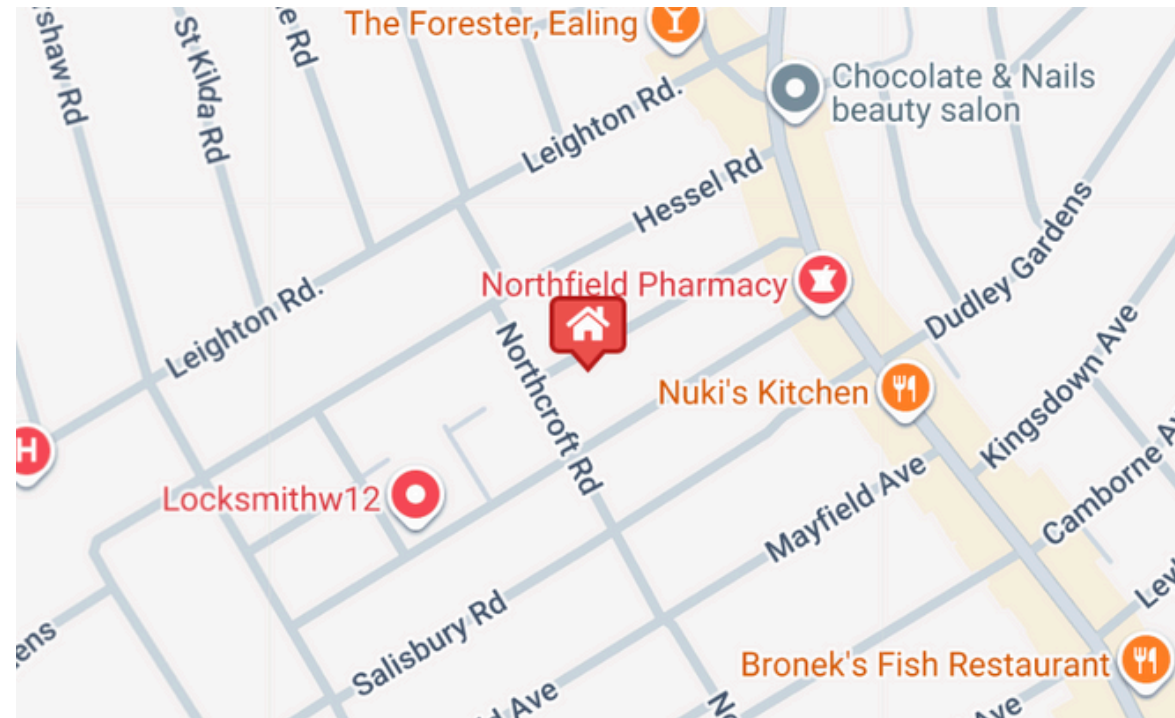




PAUL LESLIE
 Director
 020 3488 6445
 07738 401 822
 paul@leslieandcompanyuk.com



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.
 © Fulham Performance



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

