



NORTHFIELD ROAD, EALING, LONDON, W13
Guide Price: **£3,000 PM**







About the property

Nestled in the very heart of Northfields, this beautifully presented three-bedroom Victorian terraced house offers an exceptional blend of traditional charm and modern living. Set across three generous floors and boasting an impressive 1,204 square feet, the home is immaculate throughout, finished to a superb standard following a recent modernisation.

Flooded with natural light from large windows, each spacious room showcases elegant period features, with bright living spaces providing a warm and welcoming atmosphere. All three bedrooms are double-sized and offer a sense of tranquillity and privacy, including a primary suite with its own stylish ensuite bathroom. An additional contemporary bathroom and plenty of cleverly integrated storage ensure comfort and convenience for family living.

The property's inviting kitchen seamlessly opens onto a substantial rear garden, ideal for al fresco dining or relaxed afternoons in peaceful surroundings. A true rarity in this sought-after location.

Perfectly situated just moments from Northfields' vibrant array of restaurants, independent cafés, boutique shops and leafy parks, residents benefit from exceptional local amenities. Families will appreciate close proximity to the celebrated catchment areas for Fielding Primary and Elthorne High School, both enjoying outstanding Ofsted ratings.

Key features

- Three Bedrooms
- Two Bathrooms
- Separate Kitchen & Living Space
- Large Rear Garden
- Abundance of Local Amenities
- Fielding Primary School Catchment
- Lovely Parks Nearby
- Excellent Condition
- Close to Northfields Station (Piccadilly Line) & Elizabeth Line

Material information

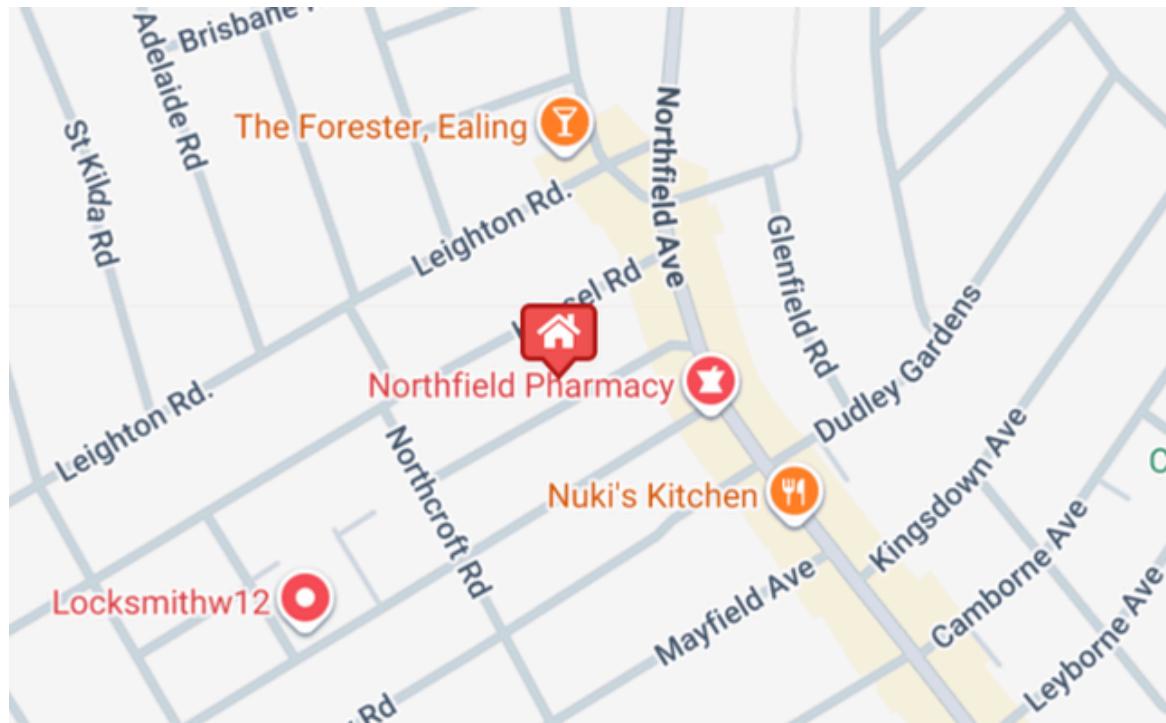
- Council Tax - **Band E**
- Guide Price - **£3,000 PM**





PAUL LESLIE

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



Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Score Range	Current	Potential
A	(92 plus)		
B	(81-91)		
C	(69-80)		
D	(55-68)		62
E	(39-54)		
F	(21-38)		
G	(1-20)		

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Efficiency Level	Range	Color
A	(92 plus)	Light Blue
B	(81-91)	Medium Blue
C	(69-80)	Dark Blue
D	(55-68)	Medium Grey
E	(39-54)	Light Grey
F	(21-38)	Dark Grey
G	(1-20)	Darkest Grey

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions