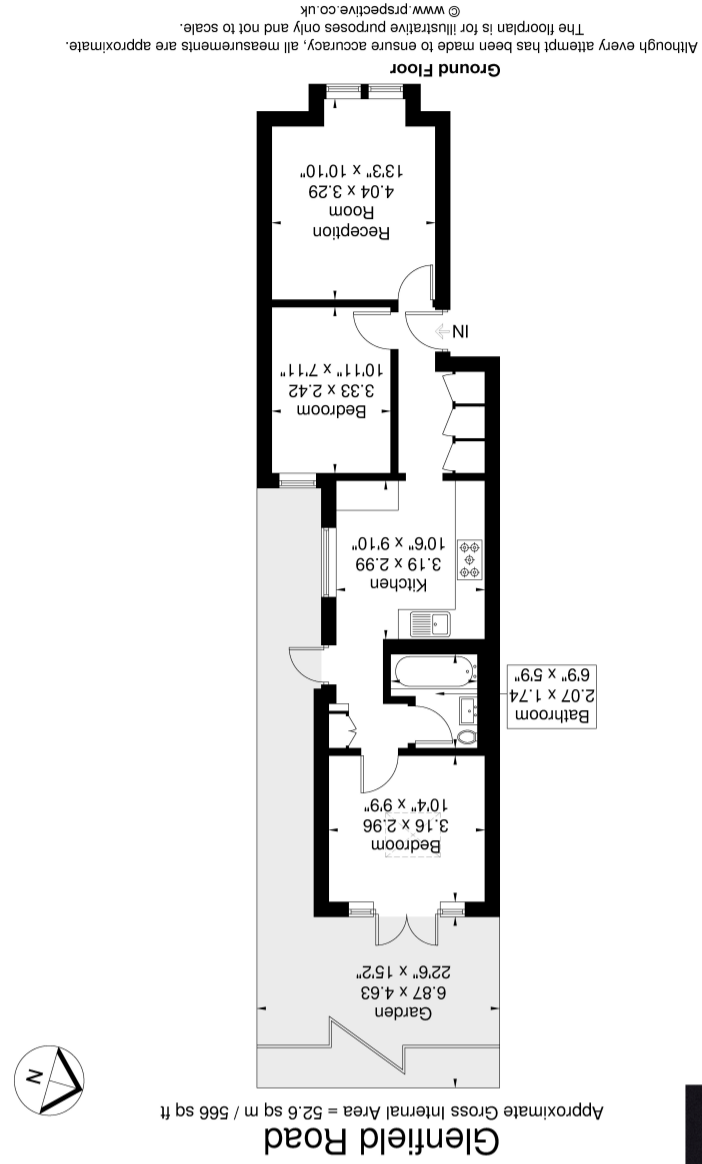


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Current Potential
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



52 Glenfield Road, London. W13 9JZ.

£525,000

Offered to the market with no chain, is this stunning two bedroom ground floor conversion flat located in the heart of Northfields, benefitting from a beautiful private garden. The homes location is on a quiet hidden away residential road but a short walk from the wide range of cafes, restaurants and shops as well as the transport links such as Northfields Piccadilly Line station, benefiting from easy access to central London and West Ealing Rail Station featuring the brand new Elizabeth Line.

The property itself has been completely renovated to provide a modern bright abode and consists of two double bedrooms, lounge, family bathroom and a kitchen/breakfast room. To the rear is a landscaped private garden.

The property is offered with NO ONWARD CHAIN and with a lease of nearly a thousand years.

Lounge (Reception)

Front aspect double glazed bay window, spot and wall lights, radiator

Kitchen

Side aspect double glazed window and door to garden , range of eye and base level modern units with Neff appliances including gas hob with extractor hood over, oven with 'slide and hide' door, plumbing and space for washing machine, vertical radiator

Bathroom

Fully tiled with lit alcove storage, Modern suite consisting of panel enclosed bath with shower, vanity wash hand basin, low level WC

Bedroom 1

Rear aspect double glazed window, herringbone wood flooring, vertical radiator

Bedroom 2

Rear aspect double glazed French doors and window, vertical radiator, spot lights, herringbone wood flooring, sky light, fitted ceiling speaker

Garden

Private garden. paved with feature tree, artificial lawn, outside power

