



## Dudley Gardens, W13

A substantial, four double bedroom, two-bathroom, end of terrace Edwardian home set over three floors in this favoured residential spot in the heart of Northfields close to both Lammas and Walpole Parks.

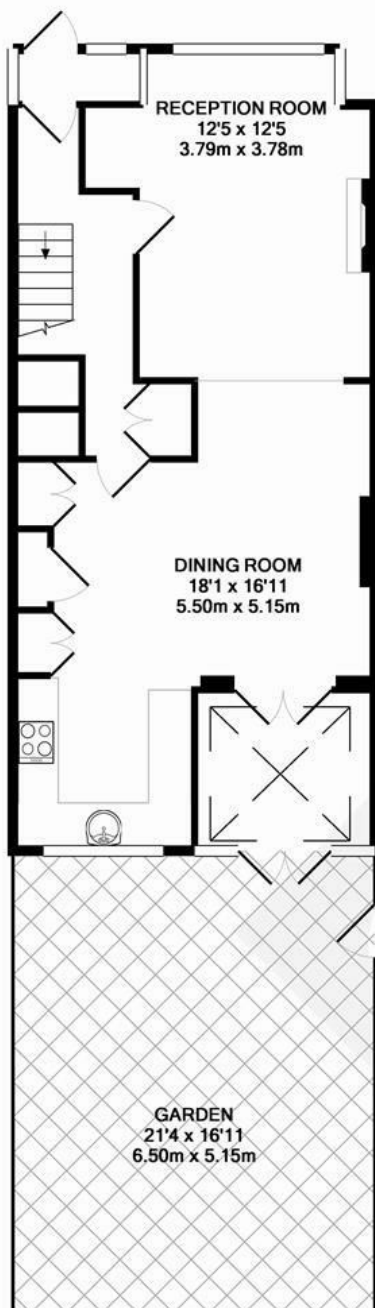
The home comes in great condition throughout and has undergone continuous improvements and extensions over recent years.

The home has been styled and developed with families in mind and the high-quality design incorporates a lot of light and a sophisticated interior to ensure that it provides a great template for family life and entertaining.

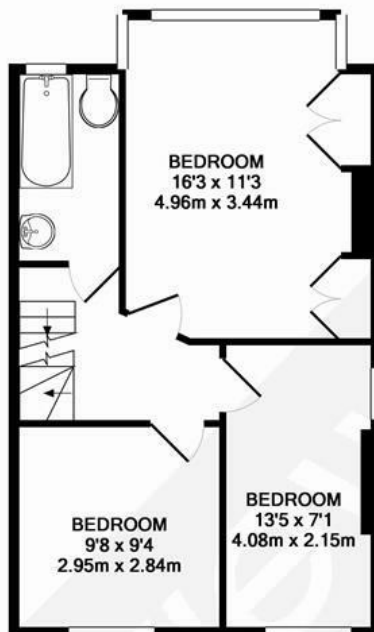
The property benefits from being an end of terrace, has a south facing garden and no onward chain attached.

£950,000

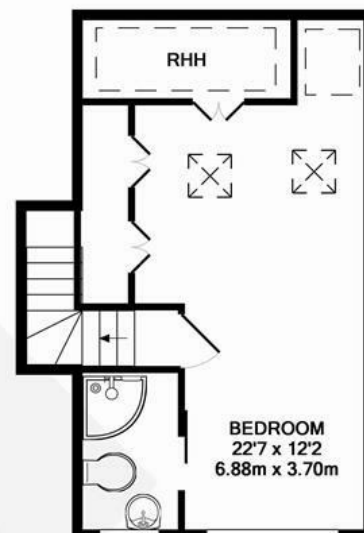
- Period end of terrace home
- Four double bedrooms
- Double reception room
- Two bathrooms
- No chain
- Close to Walpole and Lammas parks
- Elizabeth line and Piccadilly line close by
- South facing garden
- Local schools
- Quiet residential road



GROUND FLOOR  
APPROX. FLOOR  
AREA 607 SQ.FT.  
(56.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 450 SQ.FT.  
(41.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 341 SQ.FT.  
(31.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1397 SQ.FT. (129.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 75        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 46                         |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |