



Northfield Avenue, W13

An impressive newly built two-bedroom garden flat located on the popular Northfield Avenue, W13.

Finished to an impressive specification throughout, the property comprises a bright and spacious open plan kitchen/reception room, two well-proportioned bedrooms, a contemporary bathroom and a private patio as well as a private garden, ideal for outdoor dining and entertaining.

The apartment boasts a premium Howdens kitchen with fully integrated AEG appliances, complemented by stylish brushed brass ironmongery throughout. Solid timber internal doors provide a high-quality finish, while WiFi-controlled electric radiators and a modern electric hot water system offer energy-efficient, low-maintenance living without the need for a gas boiler.

Additional benefits include fibre broadband infrastructure pre-installed and ready for connection by the main provider, together with the added peace of mind of a new build warranty.

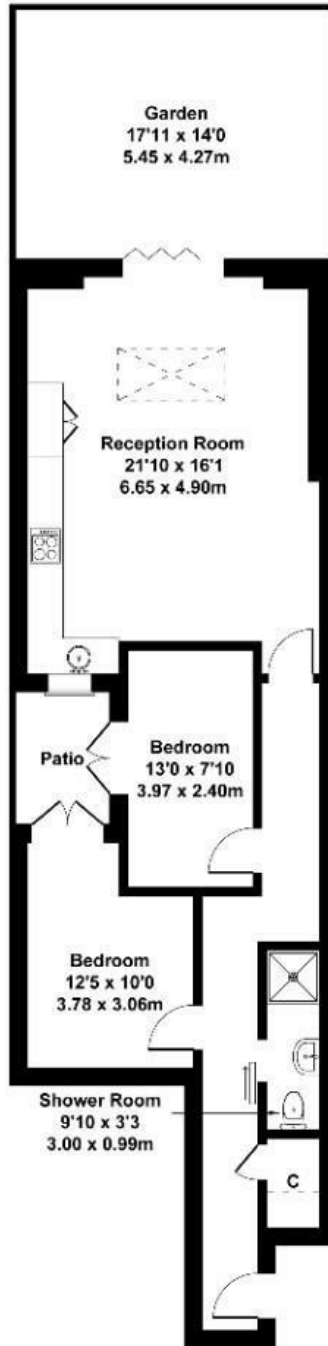
The property is offered to the market chain free. Share of freehold will be transferred upon completion of the sale of the final unit within the development.

£600,000

- Two-bedroom ground floor
- Private Garden
- Separate Patio
- New build warranty
- AEG Appliances/ Howdens Kitchen
- Northfields amenities
- Great transport links
- Vacant
- EPC C
- Brand new lease

Northfield Avenue

Approximate Gross Internal Area
721 sq ft - 67 sq m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		