

## Northfield Avenue, W13

A beautifully presented newly built first floor two-bedroom apartment located on the highly sought-after 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 balcony.

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.

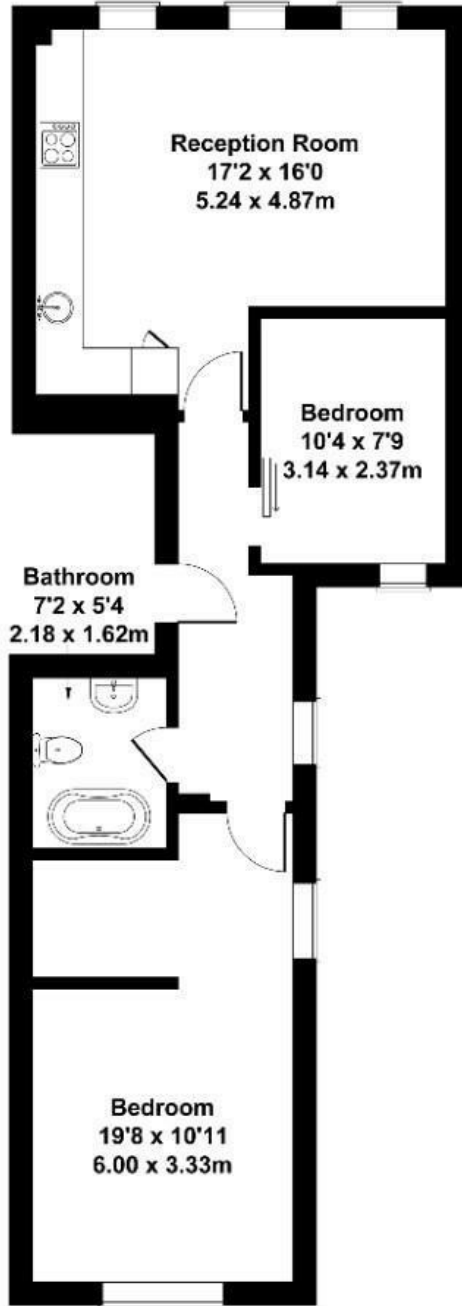
The property is offered to the market chain free. Share of freehold will be transferred upon completion of the sale of the final unit within the development.

£550,000

- Two-bedroom first floor
- Private balcony
- Open Plan Kitchen/Living Space
- AEG Appliances/ Howdens Kitchen
- Northfields amenities
- Great transport links
- Vacant
- EPC C
- Brand new lease
- New build warranty

# Northfield Avenue

Approximate Gross Internal Area  
646 sq ft - 60 sq m



## FIRST 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	