



## Claygate Road, W13

£875,000

An impressive five bedroom house located in this excellent Northfields street ideally placed for both Fielding Primary and Elthorne High School.

Extended into the loft to provide over 1550 sq.ft of excellent living space less than a half of a mile from Lammas Park and the Piccadilly Line tube.



Arranged over three floors, this excellent family home offers over 1550 sq.ft / 144 sq.m of excellent living space.

On the ground floor there is a wide entrance hall, formal front reception room with bay windows and a feature fireplace. This interconnects to the rear dining room which has french doors to the rear garden. Also a well fitted kitchen which has been extended with a conservatory to provide a bright dining area.

On the two upper floors there are four double bedrooms, a single bedroom, a well fitted bathroom and an extra shower room.

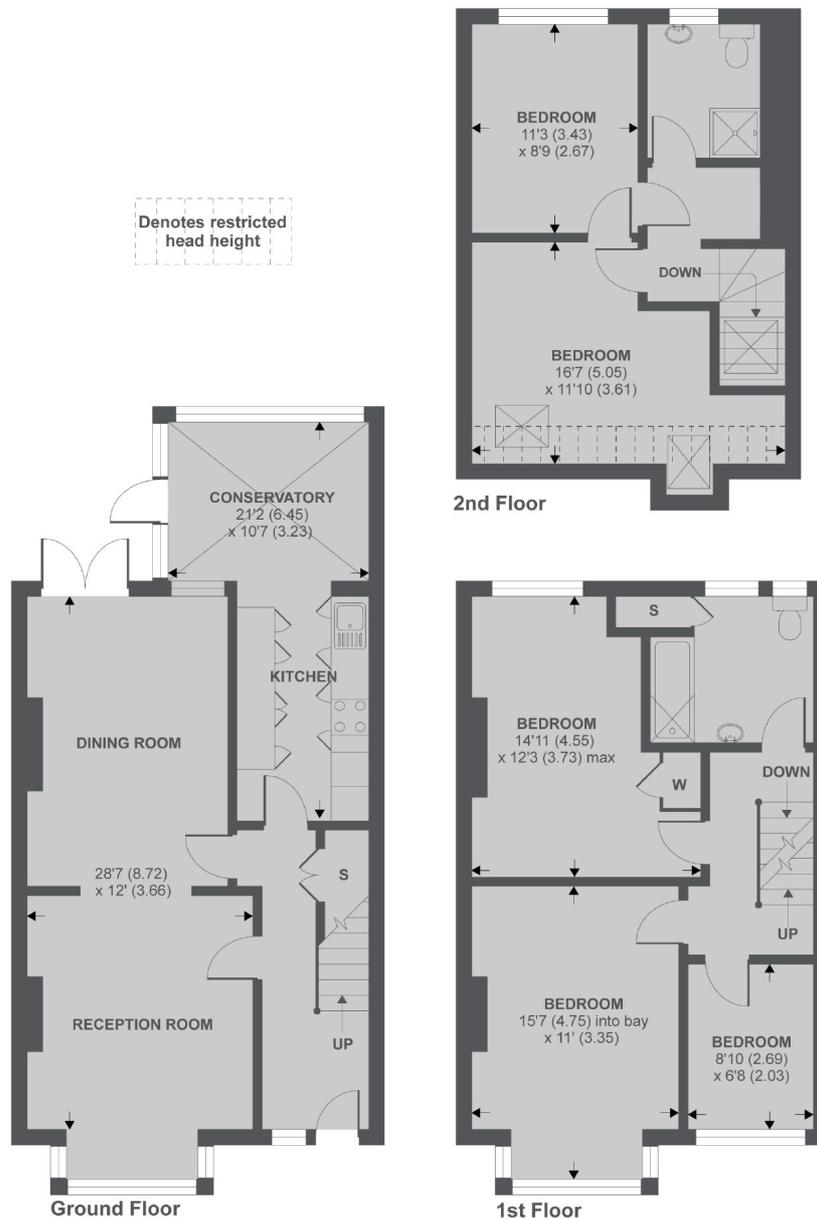
The house retains a host of original features including fireplaces and cornicing.

Outside are well established front and rear gardens.

Claygate Road is ideally placed for both Fielding Primary and Elthorne High School. Less than half of a mile from Lammas Park and the Piccadilly Line Tube.

- Five Bedrooms • Interconnecting Reception Rooms • Original Period Features •
- Conservatory • Loft Extension • Piccadilly Line Tube •





APPROX FLOOR AREA 1556 SQ.FT 144.5 SQ.M (INCLUDES RESTRICTED HEAD HEIGHT)

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