

84 Northfield Avenue, London, W13 9RR

020 8840 5151



Freehold / Mid Terraced House

## 72 Seaford Road, W13 9HU

### Asking Price Of £725,000

A four bedroom Edwardian family home falling between Northfields and West Ealing (Crossrail).

#### FEATURES

West-facing garden  
Edwardian (1901 - 1910)  
Period family home  
Excellent transport links and schools



Freehold / Mid Terraced House

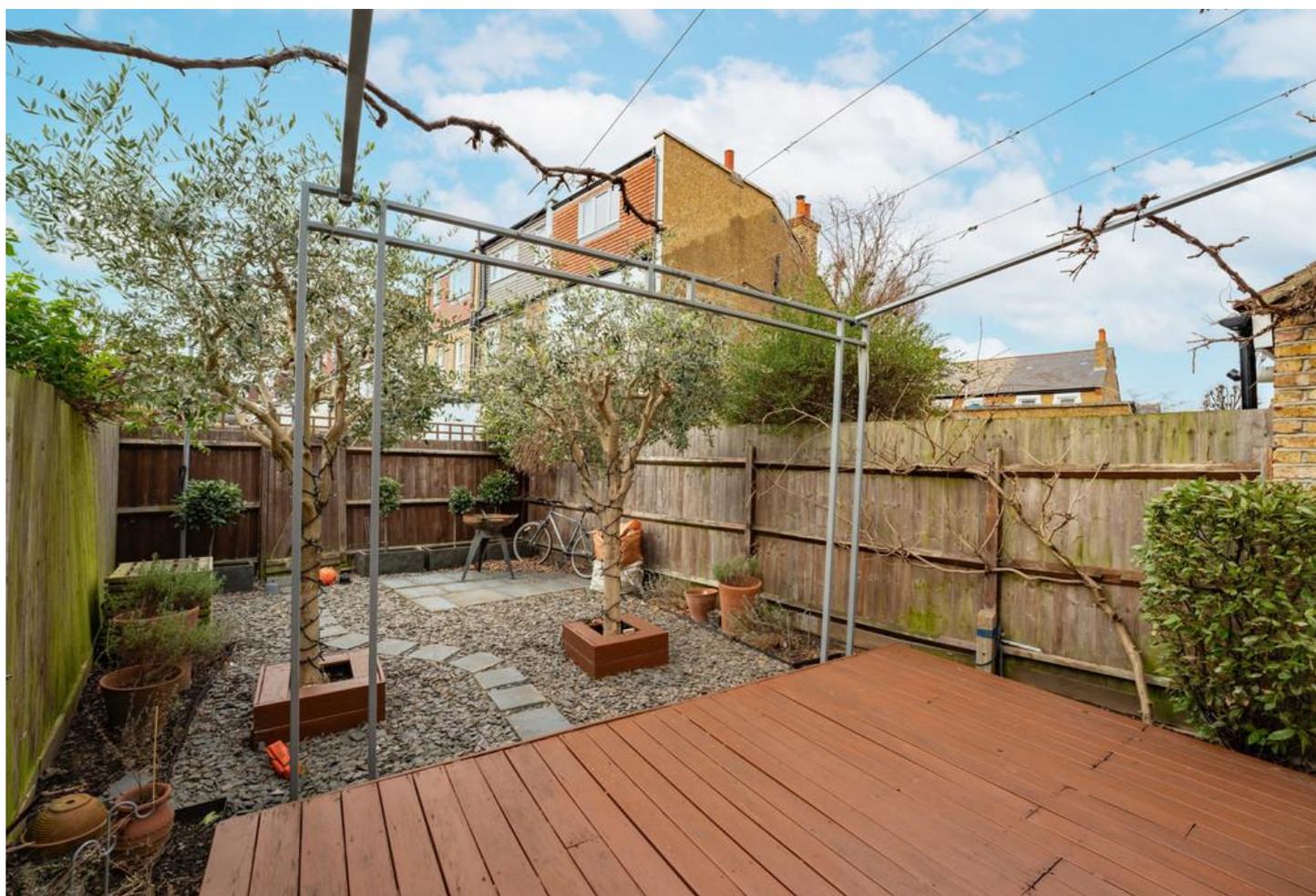
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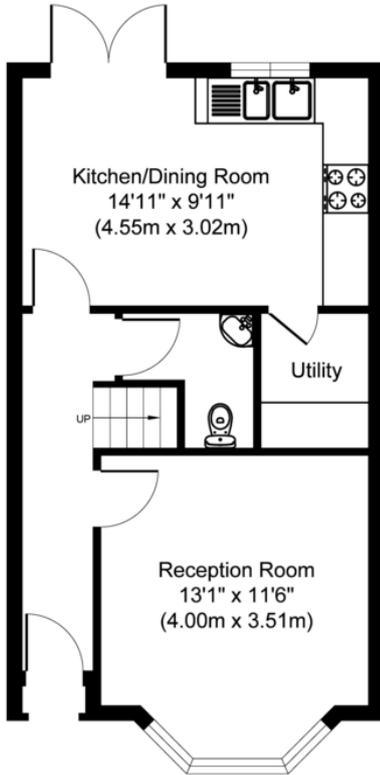
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The ground features a front reception room, cloakroom, a useful utility room and a kitchen/diner with French doors opening onto a West-facing garden. Up onto the first floor there's three bedrooms and a family bathroom. The loft space houses a fourth bedroom.

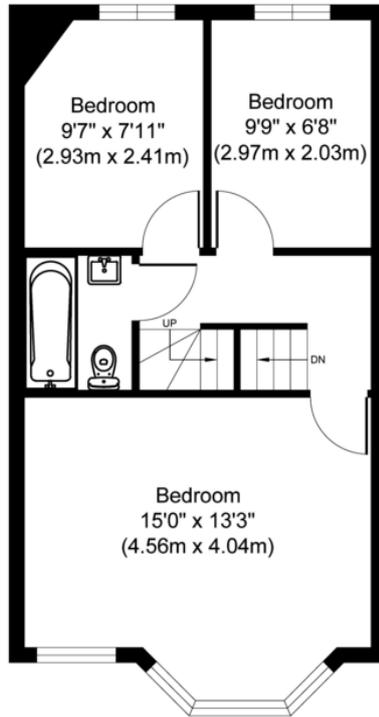
Seaford Road is perfectly placed between Northfield Avenue and West Ealing Broadway, with their busy shops, café bars, restaurants, Northfields Piccadilly Line Station and West Ealing (Elizabeth Line) Mainline Station.



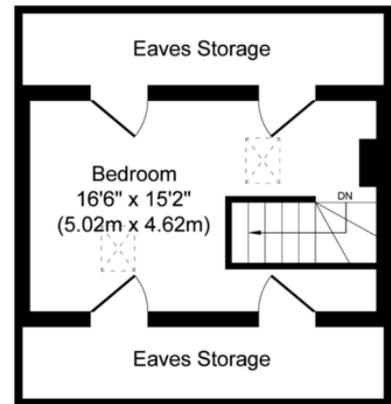
## Seaford Road W13



Ground Floor



First Floor



Second Floor

**Approximate Gross Internal Floor Area 977.4 sq. ft / 90.8 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		56	84
EU Directive 2002/91/EC			

Address:  
72 Seaford Rd

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		48	81
EU Directive 2002/91/EC			