



Leslie
& Co.

GRAHAM AVENUE, NORTHFIELDS, EALING, W13

Guide Price: **£900,000**



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About the property

Why we'd buy it

New builds can sometimes feel a little... new-build. The Old Dairy doesn't.

Tucked away on Graham Avenue, this is a brand-new three-bedroom home with 1,102 sq ft arranged over three floors, and rather more personality than you might expect from something nobody has lived in yet.

Downstairs is where it really earns its keep. The kitchen, dining and family room is properly open-plan, with stone worktops, integrated NEFF appliances, a generous island and herringbone flooring. Aluminium doors open straight onto the walled courtyard garden, so while the outside space isn't enormous, it is private, low-maintenance and genuinely usable. Think morning coffee and summer dinners rather than spending every Saturday wrestling with a lawnmower.

Then there is the location. Northfields Avenue is close enough for coffee, dinner and the bits you inevitably forgot at the supermarket, while Northfields and West Ealing stations put the Piccadilly and Elizabeth lines within easy reach. Parks, schools and Ealing Broadway are all readily accessible too.

Key features

- Buyer information pack available
- Secure with Reservation or Deposit Agreement
- Brand-New Three-Bedroom Home
- Approximately 1,102 Sq Ft
- Three Bathrooms / Shower Rooms
- Superb Open-Plan Kitchen, Dining & Family Room
- Integrated NEFF Appliances & Stone Worktops
- Principal Bedroom Suite With Dressing Room
- Private Walled Courtyard Garden
- Freehold With New Homes Warranty

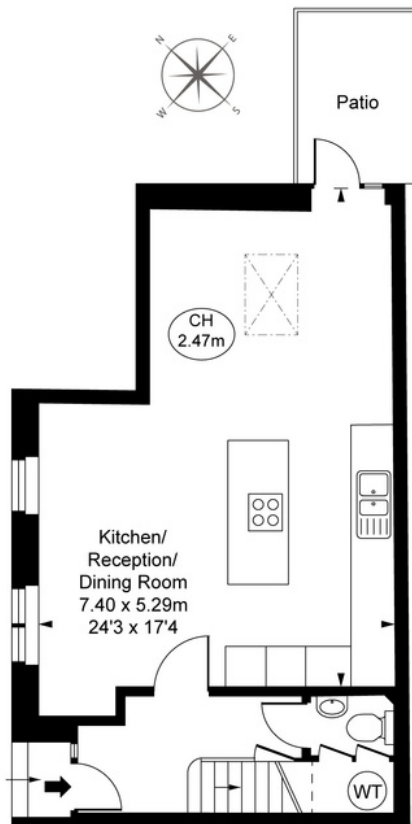
Material information

- Tenure - Freehold
- Guide Price - **£900,000**

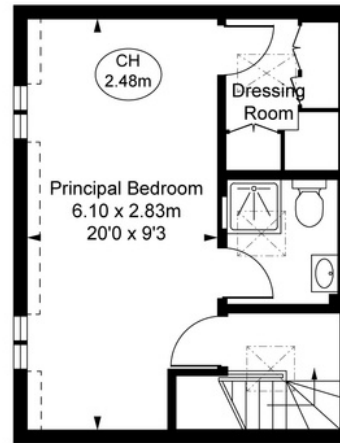


**The Old Dairy,
Graham Avenue, W13**
Approximate Gross Internal Area
102.06 sq m / 1,099 sq ft

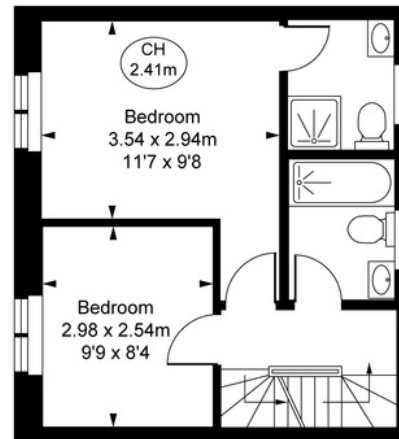
(Including restricted height
under 1.5m (-----))
(CH = Ceiling Heights)



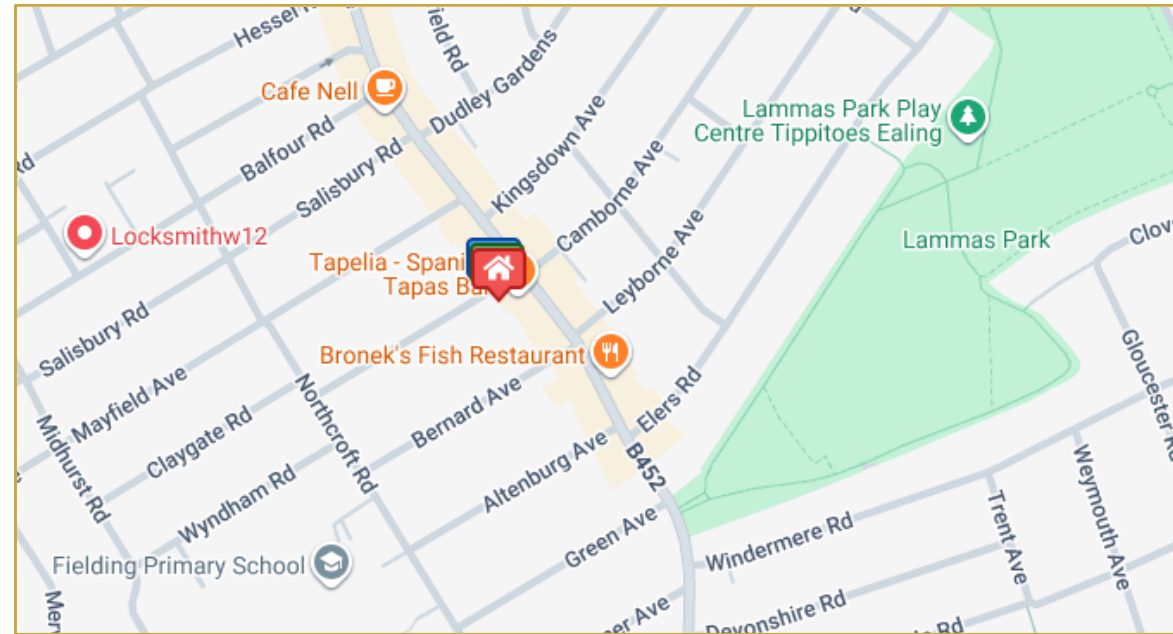
Ground Floor
Approximate Gross Internal Area
41.98 sq m / 452 sq ft



Second Floor
Approximate Gross Internal Area
28.27 sq m / 304 sq ft



First Floor
Approximate Gross Internal Area
31.81 sq m / 342 sq ft



Buyer Information Pack

