

3 Bed End Of Terrace In Niagara Avenue Ealing, London, W5 4UD £1,195,000





SHORT DESCRIPTION

We are delighted to present this exceptional end-of-terrace home. A wonderfully versatile residence offering 3-4 bedrooms, 2 bathrooms and 2 generous living rooms. This beautifully appointed property benefits from a fully fitted kitchen, front and rear gardens, and a mix of permit, off-street and on-street parking options, providing comfortable, flexible living for modern families and professionals alike. The main hallway, landing, kitchen and living area are finished with luxurious Quartz Galaxy floor tiles, giving a sleek, high-end look that is durable, easy to maintain and beautifully reflective of natural light. Property Ref: 17052 This is a rare opportunity to acquire a spacious and meticulously cared-for end-terraced house with a large reception room, extended dining room and a unique, fully habitable garden annexe. Set on the ever-popular Niagara Avenue, just moments from Blondin Park and Northfields' vibrant parade of independent shops, cafés and restaurants, the house has been cleverly extended and refurbished by the current owners to create generous living space, a luxurious family bathroom and highly versatile annexe accommodation, all tucked away in a quiet cul-de-sac in one of Northfields' most sought-after pockets. The property is exceptionally well located for transport. Northfields station (Piccadilly line) is within easy reach, offering direct services into Hammersmith, Knightsbridge, Green Park and Heathrow. South Ealing and Boston Manor stations are also accessible, providing further Piccadilly line options, while Ealing Broadway is close enough for Elizabeth line and mainline services into central London and beyond. Numerous local bus routes connect towards Ealing Broadway, Brentford, Chiswick and Hounslow, and drivers benefit from straightforward access to the A4 and M4 for Heathrow, the M25 and central London. Niagara Avenue is a peaceful cul-de-sac just a short stroll from Blondin Park, with its green open spaces, play areas and relaxed, village-like feel. Northfields' much-loved high street is close by, with niche shops, bakeries, coffee houses and excellent restaurants, making day-to-day living wonderfully convenient. Families will appreciate the choice of well-regarded local schools, including Little Ealing Primary School (Ofsted rated Good), Mount Carmel Catholic Primary School (Good, with inspection feedback indicating Outstanding features), Gunnersbury Catholic School for Boys (Outstanding) and Ealing Fields High School (Good). To the front, a private paved forecourt provides convenient off-road parking and a useful garden shed, ideal for secure cycle storage or general equipment, enhancing both practicality and appeal for everyday family living and commuter cyclists alike. This attractive bay-fronted property sits at the end of the terrace and enjoys the bonus of a cosy annexe ancillary to the main dwelling. The annexe has its own independent access, as well as access via a garden gate and patio leading directly onto the rear decked garden, offering a real sense of privacy while remaining closely connected to the main house. Inside, a light and airy hallway sets the tone for the rest of the house, with a bright landing above that enhances the feeling of space and openness on the first floor. The extended kitchen, dining and reception room provides superb family living space and is perfect for entertaining, with a well-designed layout and ample kitchen cabinets offering generous storage. The Quartz Galaxy floor tiles in the hallway, landing, kitchen and living area create a continuous, high-spec finish through the principal spaces, adding a touch of luxury and making day-to-day cleaning straightforward. Upstairs, the bedrooms benefit from modern fitted wardrobes, providing excellent storage throughout the sleeping accommodation; one single room is currently arranged as a home gym, underlining the versatility of the layout. The larger-than-average family bathroom on the first floor has a spa-like feel, with stone tiles throughout, a Jacuzzi bath and separate enclosed shower, twin basins and discreet modern sanitaryware, all designed with comfort and relaxation in mind. On the ground floor there is a stylish cloakroom toilet, fitted with modern sanitaryware including a handheld bidet spray. A spacious loft offers outstanding potential for a loft extension, subject to the usual planning permission, giving buyers the option to further enhance and future-proof the home. The rear garden is fully decked, creating a generous open terrace with outdoor electric socket that works perfectly as an alfresco living and dining area, with ample space for outdoor furniture and gatherings. The combination of decked flooring, comfortable seating, a large garden parasol and outdoor furniture (which the owner is leaving for the next owners' use) creates a calm, low-maintenance outdoor "room" that can be enjoyed throughout the year, ideal for summer barbecues and relaxed evening entertaining. The cosy garden annexe is beautifully finished, fully habitable and enjoys double patio doors, fitted units and plumbing for a washing machine. Its generous wet room is fully tiled and features wall-to-wall Quartz Galaxy floor tiles and a spacious walk-in shower, creating a luxurious, hotel-style feel. This makes the annexe ideal as a self-contained guest suite, studio, home office or independent space for a family member, adding highly flexible extra accommodation to the main house. Security is a strong point here. The property perimeter benefits from CCTV; there is a video intercom and we understand the house is fully alarmed. The side entrance also has CCTV coverage and security lighting, adding extra peace of mind. In addition, the owner has installed PIR-sensor lighting and CCTV in the communal alleyway, helping to keep the approach well lit and monitored after dark and providing further reassurance for residents. The main house has gas central heating and a mix of double-glazed windows, offering both comfort and energy efficiency. Lovingly cared for by the current owners, who describe it as a "lucky house", this warm and welcoming home is now ready to be passed on to another fortunate owner. With its blend of generous space, premium Quartz Galaxy finishes, versatile annexe, excellent security and prime Northfields location, it offers an irresistible opportunity for buyers seeking something truly special. NO ONWARD CHAIN - EARLY VIEWING HIGHLY RECOMMENDED...

3

Bed Room(s)

2

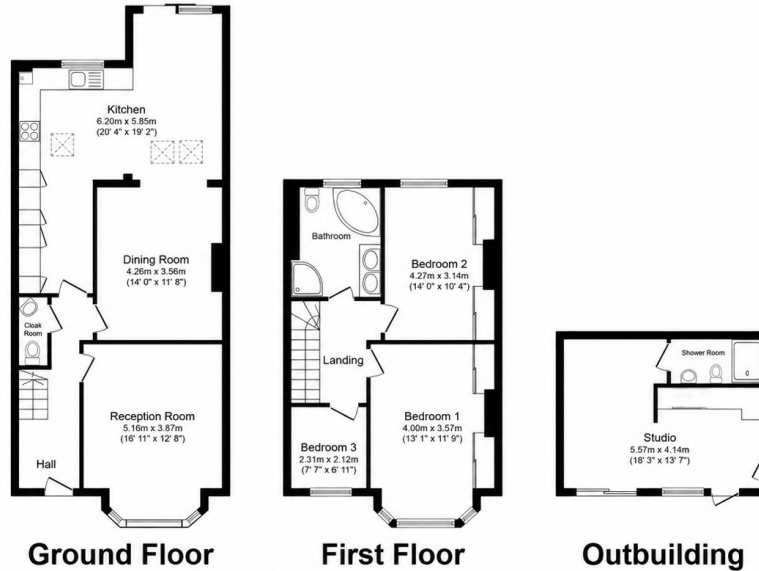
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total Floor Area 151 sq.m.(1625.35 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

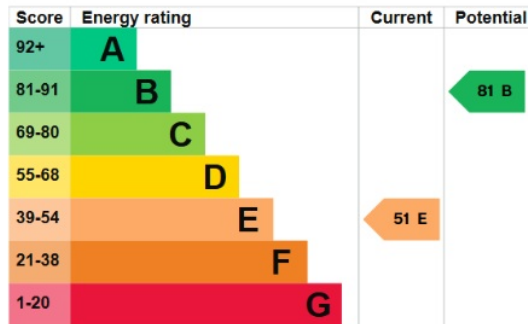
EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

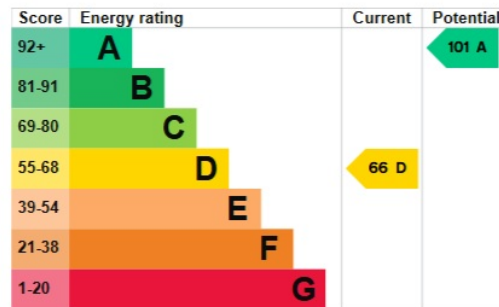
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Energy rating and score

This property's energy rating is D. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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- the average energy score is 60

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