



JAPAN LETTING AGENCY



Argyle Road, West Ealing W13

£1,900



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C

**Council
Tax Band D**

Tranquil Top-Floor Flat in West Ealing: Spacious and Serene Living

Introducing a charming top-floor flat in West Ealing, offering a peaceful retreat in a bustling area. This inviting property is available now and is perfect for those who value quiet living with easy access to local amenities.

Key Features:

- Energy Performance Certificate (EPC): C
- Council: Ealing; Tax Band: D
- Generously sized at 850.35 sqft / 79 sqm
- The flat features 2 comfortable bedrooms, 1 bathroom, and 1 WC
- Fully fitted kitchen with dining space
- Separate spacious living room
- Gas central heating with new boiler
- Newly decorated and double glazed throughout
- Situated on the 2nd floor (top floor) of the building, providing a private and secluded feel
- The property is available unfurnished, giving you the flexibility to tailor it to your style
- Enjoy the fresh air and overlooking communal gardens from your own balcony
- Pets are not allowed
- A holding deposit equivalent to one week's rent will be required to reserve this property, subject to the final agreed rental amount

Location Benefits:

- Conveniently located with just a 6-minute bus ride to West Ealing Rail Station, making commuting easy
- Only an 8-minute bus journey to Waitrose for your grocery shopping needs
- A variety of cafes, pubs, and restaurants can be reached within a 5-minute bus ride in Pitshanger Lane, perfect for dining out and socialising



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