



**JAPAN
SALES & LETTINGS
AGENCY**



Argyle Road, West Ealing W13

£2,250



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1



D

**Council
Tax Band D**

For viewing requests, please email us.

Key features:

- 2 bedrooms, 1 bathroom, 1 WC, 1 utility room / area
- Parking: Off-road allocated parking available
- Furnishings: Furnished / Unfurnished / Part Furnished (availability depends on offer price)
- Pets: No
- No HMO in this flat so no sharers more than 3 (2 is acceptable)
- A holding deposit equivalent to one week's rent will be required to reserve this property, subject to the final agreed rental amount
- USP: Spacious flat with a private patio with direct access to the communal gardens as this flat is ground floor. Combines period charm with modern comfort, offering tranquillity, green views, and excellent transport links near parks and local amenities.

Description:

- 13 mins walk to West Ealing Rail Station
- 14 mins walk to Waitrose grocery store
- 14 mins walk to cafés, pubs and restaurants
- EPC: D
- Council: Ealing, Tax band D (Please search the fees from here gov.uk/council-tax-bands)
- 775 sqft / 72 sqm
- Property type: Flat

This beautifully presented 2-bedroom flat offers a perfect blend of period character and modern living in a desirable part of Ealing. The layout is both spacious and practical, featuring a bright living room that opens onto a private patio with direct access to the well-kept communal gardens, ideal for enjoying fresh air or quiet moments outdoors. The property includes a full bathroom and a separate WC for convenience, while the flexible furnishing options allow it to suit a

