



First Floor, 38b Argyle Road, London, W13 8AA

£720,000

Spacious Three/Four Bedroom First and Second Floor Flat with 2 Parking Spaces in an Edwardian House on Argyle Road, Ealing W13

Property Overview:

This delightful 3/4 bedroom flat occupies the first and second floors of an Edwardian house. Provides generous living space with the added convenience of 2 dedicated parking places. Located in the desirable Argyle Road, Ealing, offering easy access to West Ealing Station. A perfect choice for those who value space and accessibility.

Key Features:

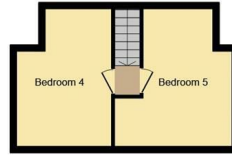
- Set within a charming Edwardian house, showcasing timeless architecture.
- Versatile layout with 3 bedrooms and an extra room for use as a bedroom or home office.
- Well-maintained, secure, and accessible, offering peace of mind.
- Two designated parking spaces, a rare amenity in this sought-after neighbourhood.
- Ideal for those who prioritise space and functionality.
- Conveniently situated in Argyle Road, a tree-lined street with a strong community feel.
- Close proximity to West Ealing Station, providing swift access to Central London.
- Access to a range of local amenities, schools, parks, and shopping options.

This spacious 3/4 bedroom flat on the first and second floors of an Edwardian house in Argyle Road offers the perfect blend of elegance, functionality, and accessibility. With generous living spaces and the added convenience of two parking spaces, it's an excellent choice for those seeking a versatile home in the heart of Ealing. Enjoy the peaceful surroundings of Argyle Road while making the most of the vibrant Ealing lifestyle.



First Floor

Floor area 70.7 sq.m. (761 sq.ft.) approx



Second Floor

Floor area 27.4 sq.m. (295 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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-23
B	81-91	B	24-47
C	69-80	C	48-74
D	55-68	D	75-100
E	39-54	E	101-132
F	21-38	F	133-155
G	1-20	G	156-200

Energy Efficiency Rating: 67
Environmental Impact (CO₂) Rating: 76

