

**Curtis & Parker**

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# Curtis & Parker



**38 Argyle Road, London, W13 8AA**

**Guide Price £1,395,000**

Six Bedroom Semi-Detached Edwardian House in Argyle Road, Ealing W13

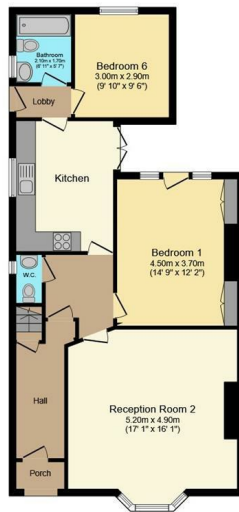
**Property Overview:**

Currently arranged as two apartments over three floors.  
Offers a unique opportunity to create a substantial family home.  
Features a spacious garden and off-road parking for three vehicles.  
Conveniently located in the popular Argyle Road, Ealing.  
Just a 2-minute walk to West Ealing Station & 5-minute walk to Waitrose.

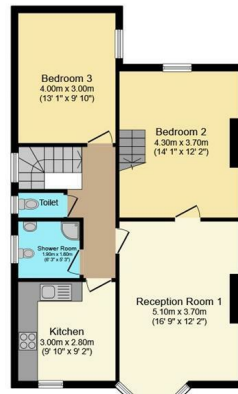
**Key Features:**

Charming Edwardian architecture with character and period details.  
Versatile layout, perfect for large families or potential rental income.  
Six well-proportioned bedrooms for ample living space.  
A spacious and inviting garden, ideal for outdoor activities and relaxation.  
Driveway with off-road parking for three vehicles, a rare find in this area.  
Superb potential to create your dream family home in a sought-after location.  
Enjoy the convenience of the Elizabeth Line with quick access to Central London.  
Close to excellent local schools, parks, and a range of amenities.  
Argyle Road is a highly desirable, tree-lined street with a strong sense of community.

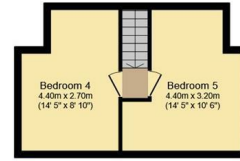
This Edwardian house on Argyle Road represents a fantastic opportunity to turn a versatile property into your dream family home. With its ample bedrooms, sizeable garden, and off-road parking, it caters to modern family needs, all within a popular, well-connected neighbourhood. Don't miss your chance to transform this property into a unique Ealing gem.



**Curtis & Parker** **Ground Floor**



**First Floor**



**Second Floor**

Total floor area 183.9 m<sup>2</sup> (1,979 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](http://www.focalagent.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	29-38	F	51-60
G	1-28	G	61-70