



**Edmonscode Argyle Road, London W13 0HQ**



***welcome to***

## **Edmonscote Argyle Road, London**

This second floor, spacious and well-presented two double bedroom flat in Edmonscote in the popular Green "Cleveland Park" area in Ealing offering circa 850 sq. ft. of living space. The property offers a bright & airy reception room with a feature fireplace and doors onto the private balcony with green views and overlooking the communal gardens, a spacious kitchen & breakfast room, a main double bedroom with a bay window, a second double bedroom and a bathroom with separate WC. Other benefits include two hallway storage cupboards, large landscaped communal gardens, and residents parking.

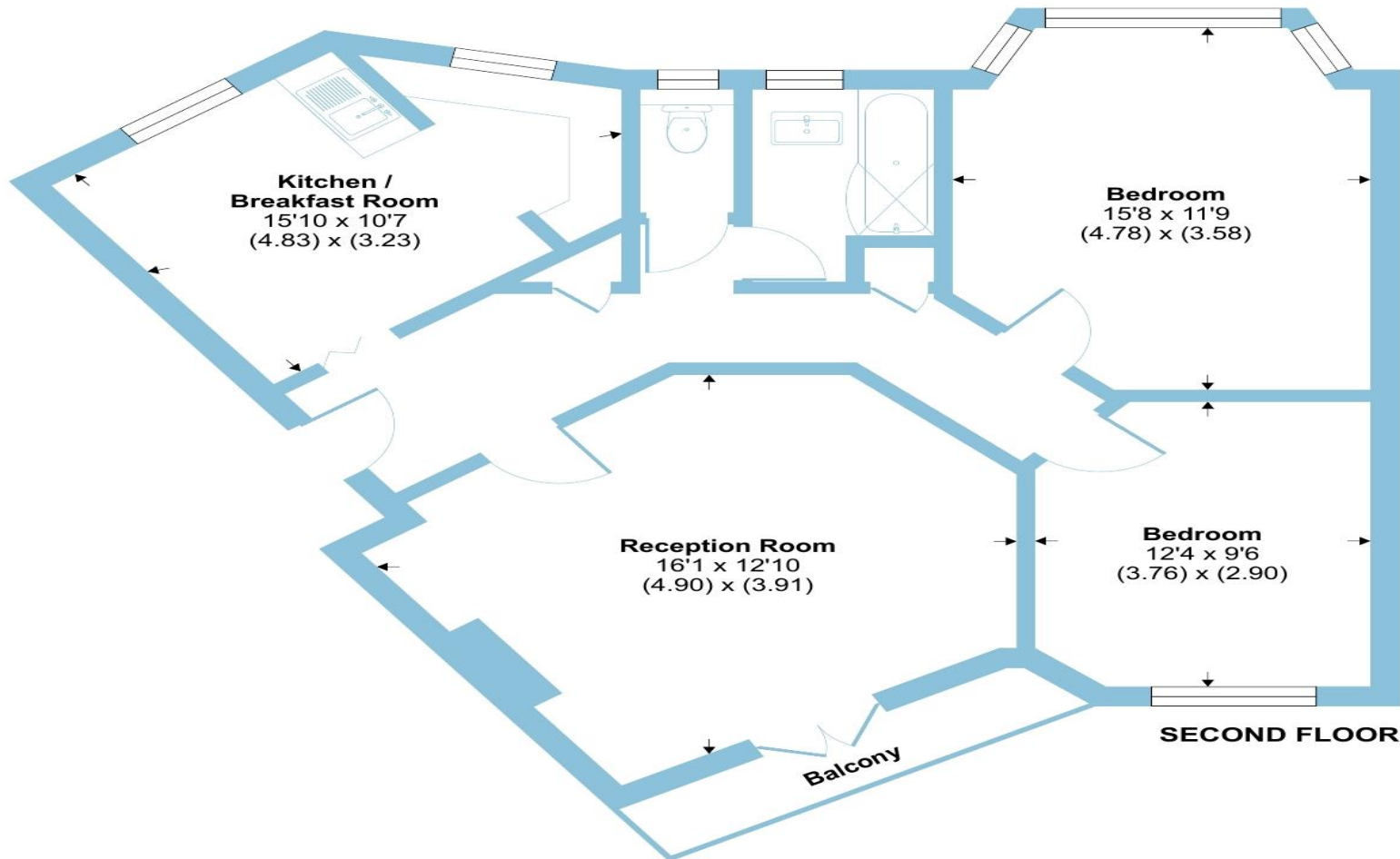
The popular Cleveland Park is within a short walk, as well as the local amenities, Waitrose, bus stops and West Ealing mainline. Ealing Broadway's bustling town centre is also easily accessible offering the popular shopping centre, the tube station (Central, District, Great Western & oncoming Crossrail) and an abundance of restaurants, cafes, and bars.



# Argyle Road, London, W13

Approximate Area = 847 sq ft / 78.7 sq m

For identification only - Not to scale



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## **Edmonscode Argyle Road, London**

- Second Floor, purpose built flat in Ealing
- Two Double bedrooms
- Private balcony with green aspect views & residents communal landscaped rear garden
- Circa 850 sq.ft of internal living space
- Residents parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 950 years from 01 Sep 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## **Guide price £499,950**

This second floor flat, situated in a purpose-built block in West Ealing, the property offers a generous circa 850 sq. ft of living space, two double bedrooms and a private balcony. Please call the Ealing office today for more information and to arrange a viewing!



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAL109127](https://barnardmarcus.co.uk/Property/EAL109127)



Property Ref:  
EAL109127 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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