



Argyle Road W13

Price £545,000 Share of Freehold

GARDINER
RESIDENTIAL

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Fall in love with the character of this spacious top floor two bedroom flat which has a beautiful reception room with feature fireplace, large eat-in-kitchen, bathroom with separate shower and a designated off street parking space.

The property comprises entrance hall, lovely large reception room with feature exposed brick wall with fireplace and attractive a-frame window area, large eat-in-kitchen with lots of windows, bathroom with separate shower cubicle, main bedroom with excellent range of fitted wardrobes and second bedroom with fitted wardrobes.

The property benefits from a designated off street parking pace and is well located for the transport links of West Ealing station which offers access to the fantastic new Elizabeth Line which connects Ealing to the City, Central London, Heathrow and Reading in record time. The property also offers easy access to the A40/M40 and is well placed for the open spaces of Cleveland Park.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales	70	74
EU Directive 2002/91/EC		



4a Spring Bridge Road, Ealing, London W5 2AA Tel: 020 8579 5242 Email: info@gardinerhomes.co.uk www.gardinerhomes.co.uk

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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