



7 Argus Way, Northolt, UB5 6EQ

£215,000

**EVANS**  
& COMPANY

# Argus Way Northolt

- 1 Bedroom Maisonette
- Walking distance of Ruislip Rd Bus Stops
- Double Glazed
- Gas Central Heating
- Garage Available to Rent from Ealing Council
- 120 Year Lease

Located in a quiet residential area, Evans & Company are pleased to present this spacious 1 bedroom leasehold property that benefits from a 120 year lease. The property is located within walking distance of local bus routes and boasts features that include double glazed windows and gas central heating.

## Front Door to

## Entrance Hall

built in cupboard, doors to

## Bathroom

Panel enclosed bath, low level wc, wash hand basin, tiled walls, double glazed window to front

## Lounge

14'6" x 12'0" (4.42 x 3.67)

Double glazed window, radiator, doors to



### Kitchen

14'2" x 6'6" (4.33 x 2.00)

Eye and base level storage units, space for cooker, space and plumbing for washing machine, power points

### Bedroom

12'6" x 10'6" (3.82 x 3.22)

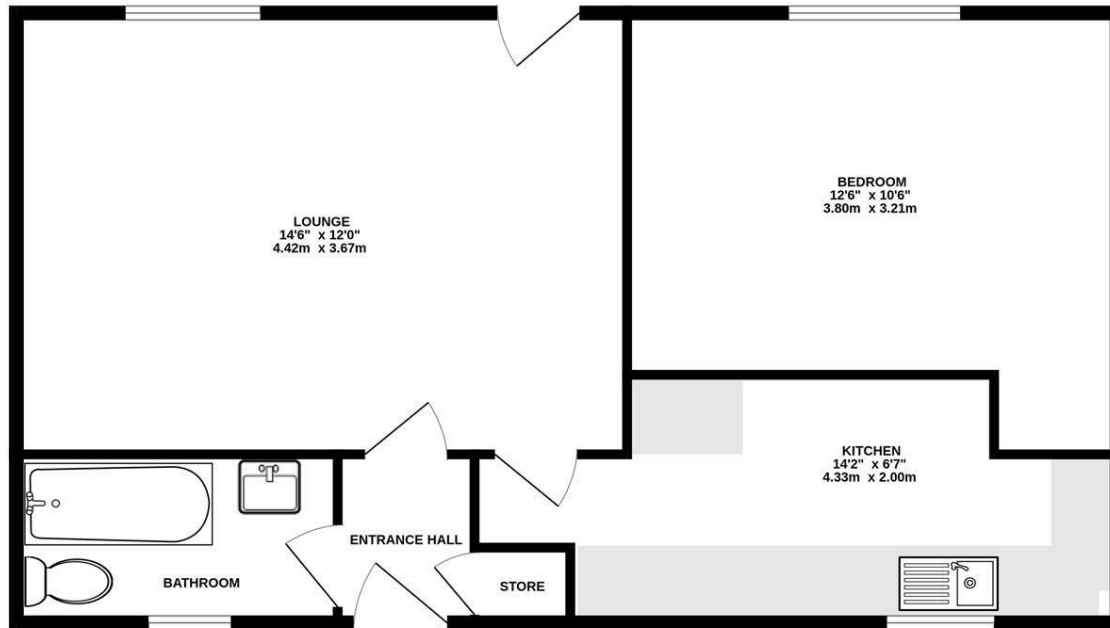
Double glazed window to rear, radiator, power points

### Outside

### Garage To Rent

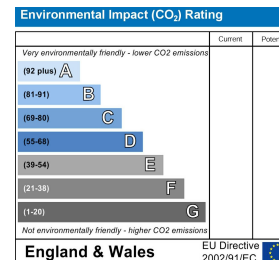
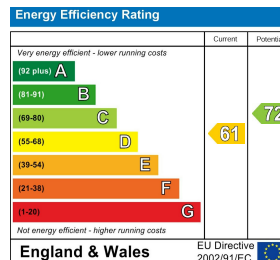
Available from Ealing Council

**GROUND FLOOR**  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 441 sq.ft. (41.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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