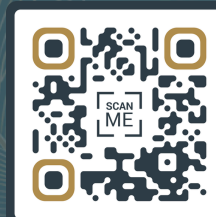




Leslie
& Co.

ARGYLE ROAD, EALING, W13

Guide Price: **£450,000**



Leslie & Co





About the property

What the owners love:

We have loved living in this flat, our first family home, and will be sad to say goodbye to it!

The large windows on three sides let a huge amount of light into every room all year round. The master bedroom, living room and kitchen all feel spacious and we have often happily hosted family and friends here for dinner parties and stays.

Looking out over the generous shared garden, everything is green, quiet and beautiful, and yet in three minutes we can be at West Ealing station for super quick Elizabeth Line trains to Central London.

In fifteen minutes we can walk to Ealing Broadway for shops, restaurants and the cinema - and in less than that, to Leeland Road for our weekly shop at West Ealing's lovely farmers' market. The location is truly ideal for us.

Key features

- Top floor two bedroom flat
- Beautiful period architecture
- Approx. 700 sq ft / 65 sq m
- Modern kitchen with stylish finish
- Contemporary bathroom
- Bright triple-aspect with large windows on three sides
- Lovely east and west facing outlooks
- Allocated parking space on front forecourt
- Large west-facing communal rear garden
- Moments from the Elizabeth Line

Material information

- Tenure - Share of Freehold
- Council Tax Amount - £2041.02 (Band D)
- Guide Price - £450,000
- Lease Start Date - 25/12/1997
- Lease Duration - 999 years
- Lease Years Remaining - 970 years
- Service Charge - £250.00 yearly



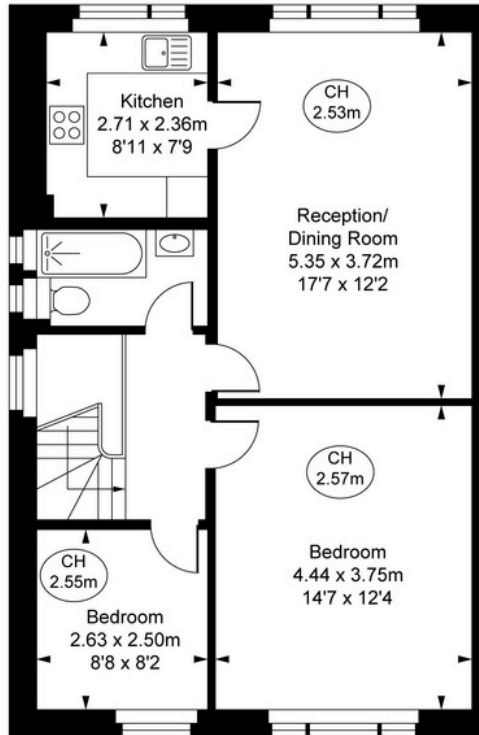
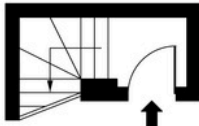


Argyle Road, W13
 Approximate Gross Internal Area
 65.21 sq m / 702 sq ft
 (CH = Ceiling Heights)



Parking Space

Ground Floor
 (Not Shown in Actual Location
 Or Orientation)



First Floor
 Approximate Gross Internal Area
 2.71 sq m / 29 sq ft

Second Floor
 Approximate Gross Internal Area
 62.50 sq m / 673 sq ft



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice
 © Fulham Performance



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

