

# Rolfe East



Argyle Road, Ealing, W13 0LW

Offers In Excess Of £450,000

- Large one bedroom ground floor flat
- Large private rear garden with decking
- Two minutes walk to West Ealing station
- Off street parking for one car
- Planning permission to extend
- Basement which could be ideal for storage
- No upper chain and vacant possession
- EPC rating: C / council tax band: D

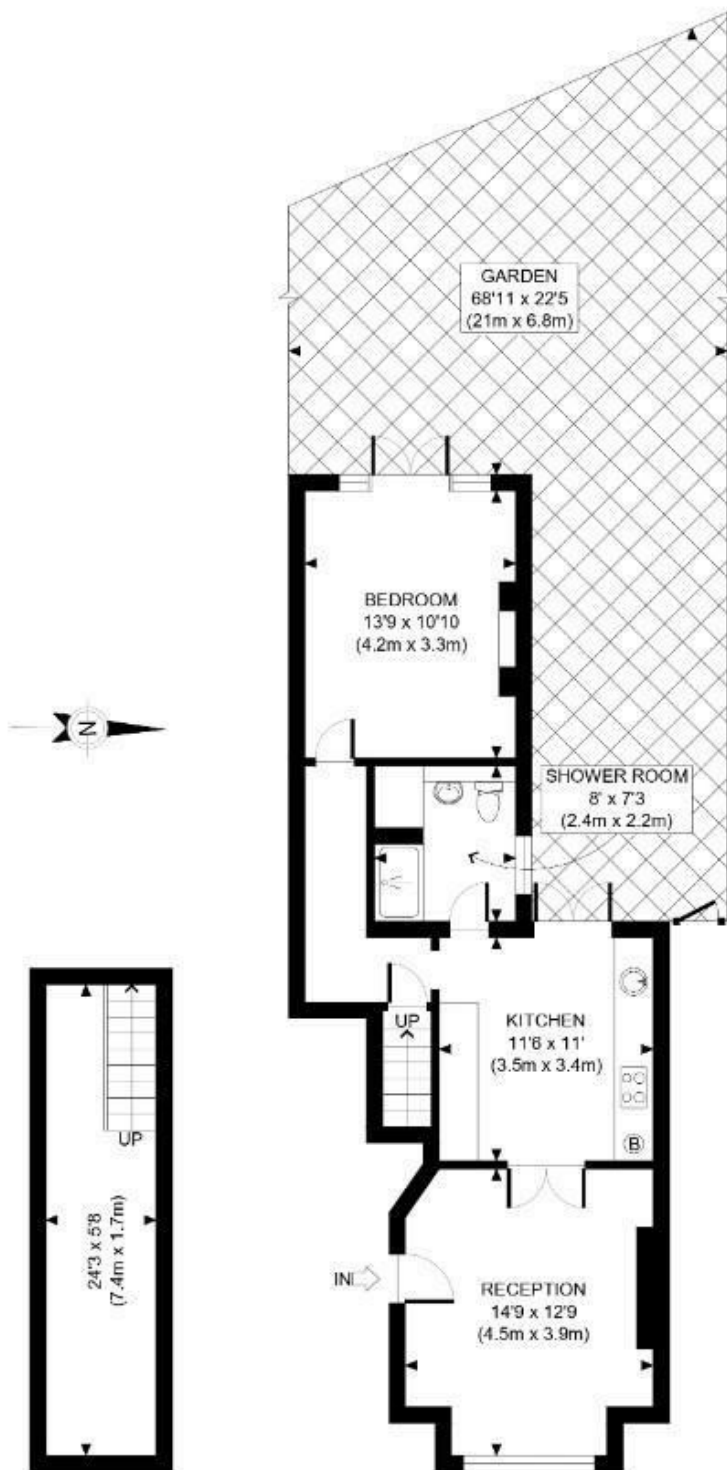
# Flat 1, 27 Argyle Road, Ealing W13 0LW

With a large private rear garden and planning permission to extend, this larger than average one bedroom ground floor flat is offered for sale with no upper chain and with the benefit of off street parking. A real feature of the current layout is the through reception/kitchen space which has direct garden access and the basement area which could be great storage. The property is perfectly positioned just two minutes walk to West Ealing Elizabeth Line Station.



Council Tax Band: D





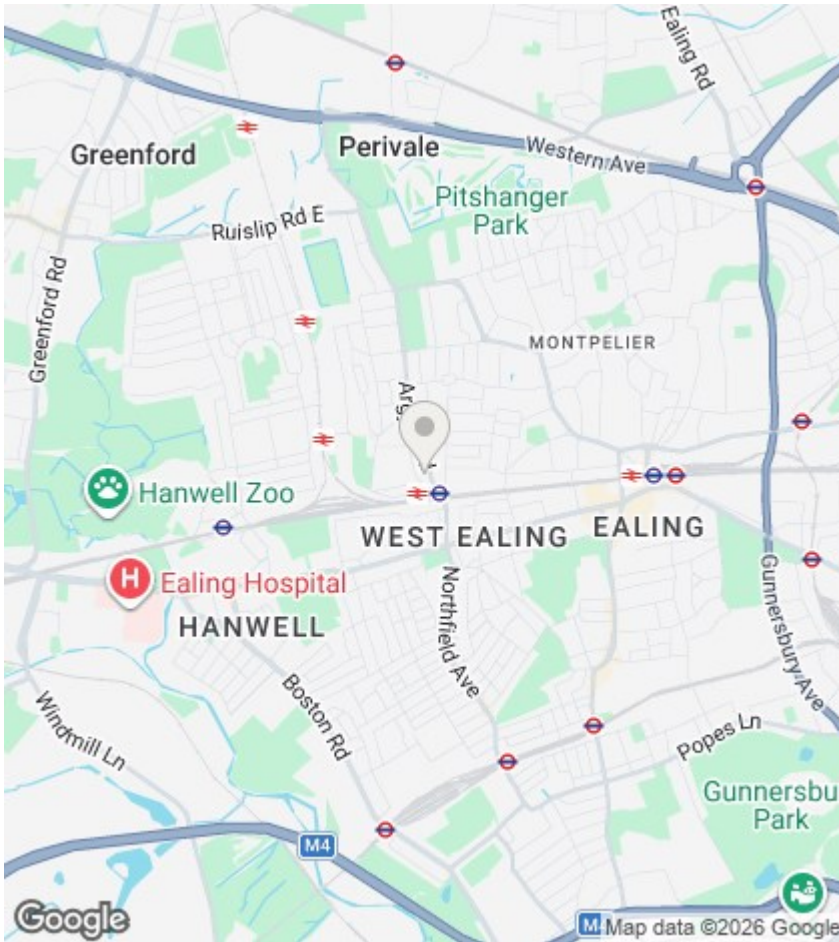
**BASEMENT**  
GROSS INTERNAL  
FLOOR AREA 137 SQ FT

**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 596 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 733 SQ FT/ 68 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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



## Directions

## Viewings

Viewings by arrangement only. Call 020 8567 2242 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	