



Argyle Road, London, W13 8AA

Welcome to Argyle Road, London

This spacious, ground floor conversion flat situated in semi-detached building nestled in the heart of West Ealing, offering circa 830 sq. Ft of internal living space, perfectly located for local amenities, the sought after Drayton Court, Waitrose supermarket and a variety of transport links which include E1 bus connection, Elizabeth line and Great Western Rail. The property offers a front reception room with a large bay window and a fireplace, a separate kitchen & breakfast room with direct access to the rear garden, a main double bedroom with fitted cupboards, a second bedroom and a family bathroom. Other benefits include shared secure side access to rear garden, peppercorn charges, driveway off street parking space, a new lease and share of freehold potential, and no onward chain.

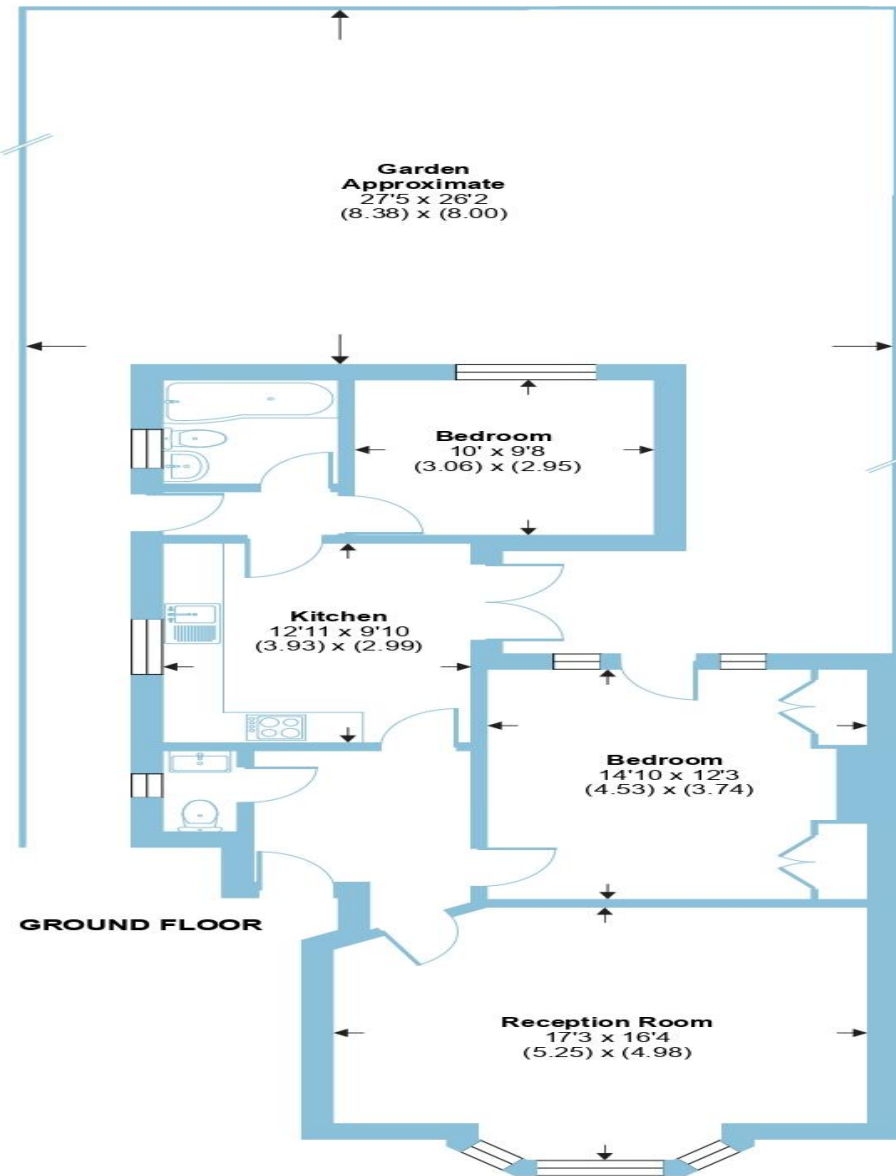
The property is also easily accessible to Pitshanger Village and Ealing Broadway's town centre which offers the popular retail shopping centre, and an abundance of restaurants, cafes, bars, local schools, parks & a variety of transport links (bus stops, Central & District line, Great Western Rail and walking distance to the Elizabeth line) and quick access to the A40, M40 and North Circular.



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Approximate Area = 828 sq ft / 76.9 sq m

For identification only - Not to scale



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- Ground floor, two-bedroom conversion flat in Ealing
- Direct access to the rear garden
- Peppercorn ground rent and service charges
- Driveway off street parking
- No onward chain & circa 830 sq.ft internally

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 10.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 137 years from 25 Dec 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

A ground floor conversion flat in a semi-detached building in West Ealing offering great space and location, benefiting two bedrooms, off street parking, private garden, and no onward chain. Please call the Ealing branch today for more information and to arrange a viewing!

guide price £649,950



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109780



Property Ref:
EAL109780 - 0005

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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