



Leslie
& Co.

ARGYLE ROAD, EALING, LONDON, W13

Guide Price: **£450,000**



Leslie & Co





About the property

What the owners love:

It is a gorgeous Victorian property with a massive garden, which is amazing because you are only 20 minutes away from the bustling Oxford Street. We fell in love with it because the exterior is so beautiful and unique; it just has so much character.

Inside is very bright because of the high ceilings and large windows, plus the East-West orientation means you get great light. We recently renovated the whole place, so you get to enjoy clean, modern living inside a proper 19th-century building.

The location is brilliant. We are just a 3-minute stroll from the Elizabeth line station, making getting around so easy. Then you come home to this very large shared garden where we have hosted some fantastic BBQs. We also have a share of the freehold, and the building is very efficiently run. We have been paying less than £1000 a year for the service charge and ground rent combined, which is great. We did not get to use them ourselves, but the nursery and primary school catchment here is outstanding.



Key features

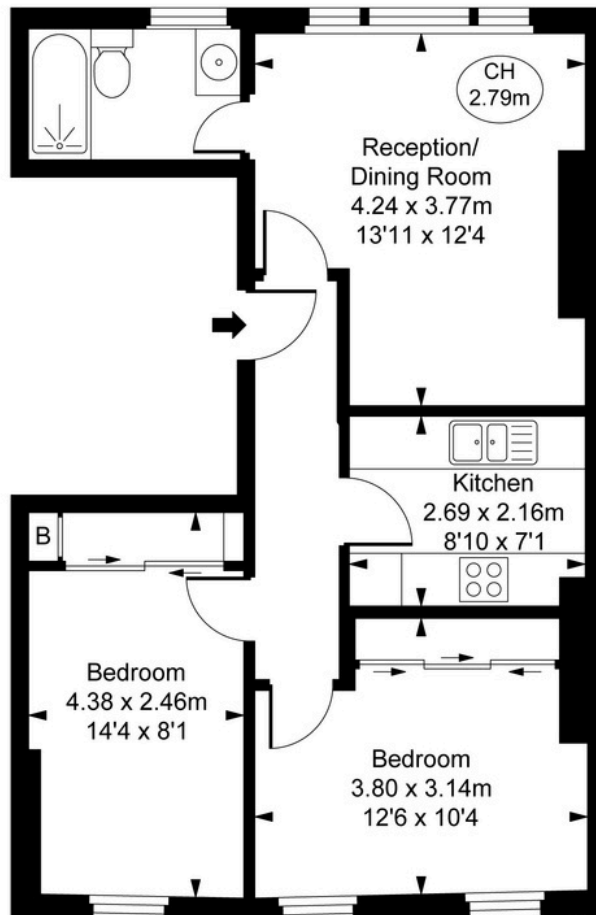
- Beautiful 1880s Victorian Conversion
- Approx. 560 sq ft (52.05 sq m)
- Recently Renovated Throughout
- Two Bedrooms
- High Ceilings and Large Sash Windows
- Allocated Off-Street Parking
- Exceptional Shared Rear Garden
- Approx. 3 Minutes to West Ealing Elizabeth Line Station
- Less Than £500 Per Year Combined Service Charge and Ground Rent
- Catchment for Outstanding Schools and Nurseries
- Well Managed Building with Long-Standing Owner Occupiers

Material information

- Tenure - Share of Freehold
- Council Tax Amount - £1900.00 (Band C)
- Guide Price - **£450,000**
- Lease Start Date - 01/01/1992
- Lease Duration - 150 years
- Lease Years Remaining - 115 years
- Service Charge - £1900.00 yearly



Argyle Road, W13
Approximate Gross Internal Area
52.05 sq m / 560 sq ft
(CH = Ceiling Heights)

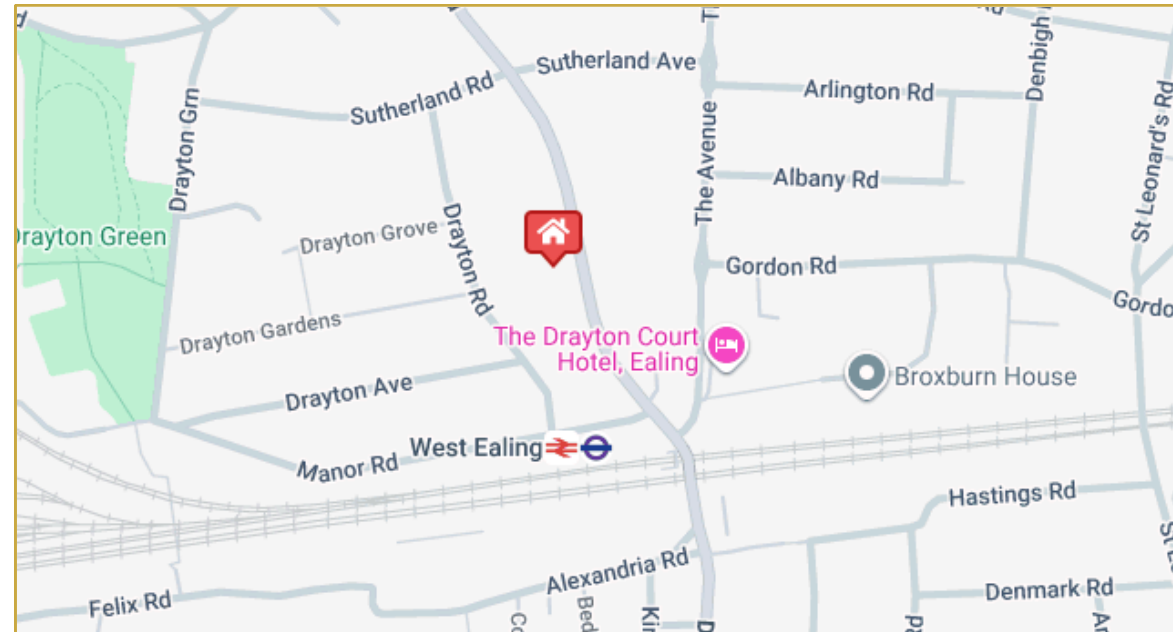


First Floor



PRECISION
YOU CAN TRUST

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
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Key Facts for Buyers



Buyer Information Pack

