



**Argyle Road, Ealing, London W13 0LW**  
**Price: £489,950 Share in Freehold - No Chain**

**A 2-bedroom top-floor 2-level apartment which overlooks the communal garden at the rear.**

The accommodation comprises hall, rear reception room (overlooking communal garden), kitchen (also overlooking communal garden), bathroom, bedroom at the front and up to the loft conversion with a further bedroom.

Total approx floor area 104 sq m / 1220 sq ft.

Situated near to the lovely open spaces of both **Cleveland and Pitshanger Parks**, handy for Notting Hill & Ealing High School and well-placed for Drayton Manor High School and St Benedict's. With easy access to **West Ealing** station with Elizabeth Line connection, Waitrose Superstore and with buses on hand for **Ealing Broadway** station also with Elizabeth Line connection & town centre. Local road connections include A4 and M4 / M40 motorways. Other local schools include Montpelier Primary, Durston House, St Gregory's Primary and also Harvington Prep.







## Argyle Road, London, W13

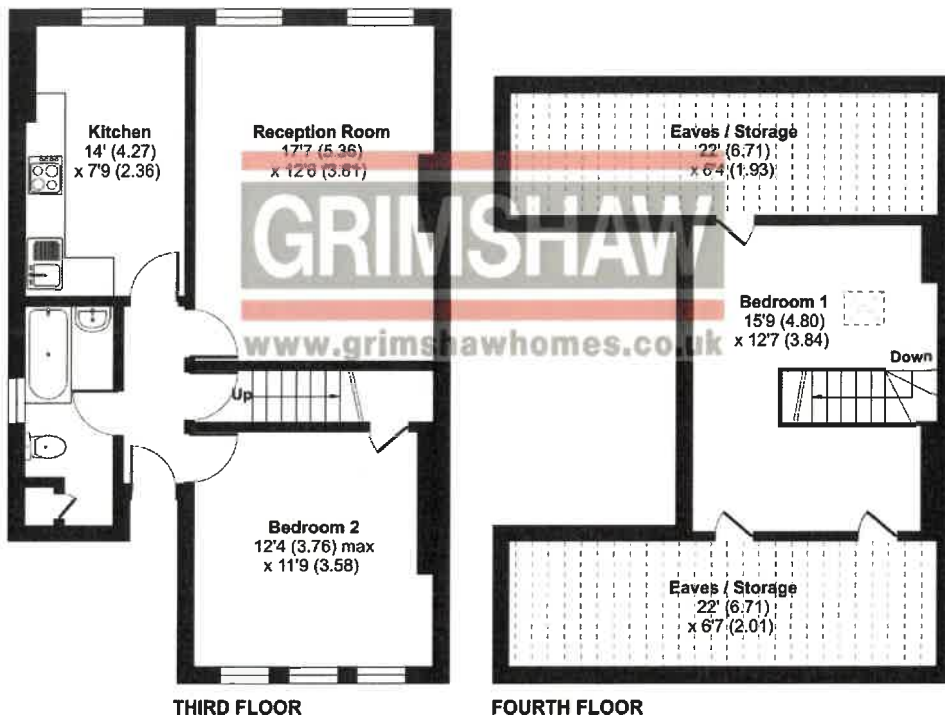
Approximate Area = 825 sq ft / 76.6 sq m

Limited Use Area(s) = 295 sq ft / 27.4 sq m

Total = 1120 sq ft / 104 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © richbecom 2023  
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Ground rent: £75 per calendar month  
towards maintenance (subject to confirmation)

EPC Rating = C  
Council tax band = C (subject to confirmation)

**VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.**

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