



Argyle Road, Ealing, London W13 8AA
Price: £1,499,950 Freehold

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

A classic Ealing period 5-bedroom semi-detached property with accommodation arranged over two floors. Period features include wooden floors, fireplace surrounds, ceiling roses and picture rails. The property has a lovely lawned garden with paved terrace offering a great alfresco entertaining space. The stylish detached garden office provides further space. With multi-car forecourt parking.

The accommodation comprises feature entrance hall, 3 reception rooms, kitchen, conservatory, 5 bedrooms and a neutral family bathroom.



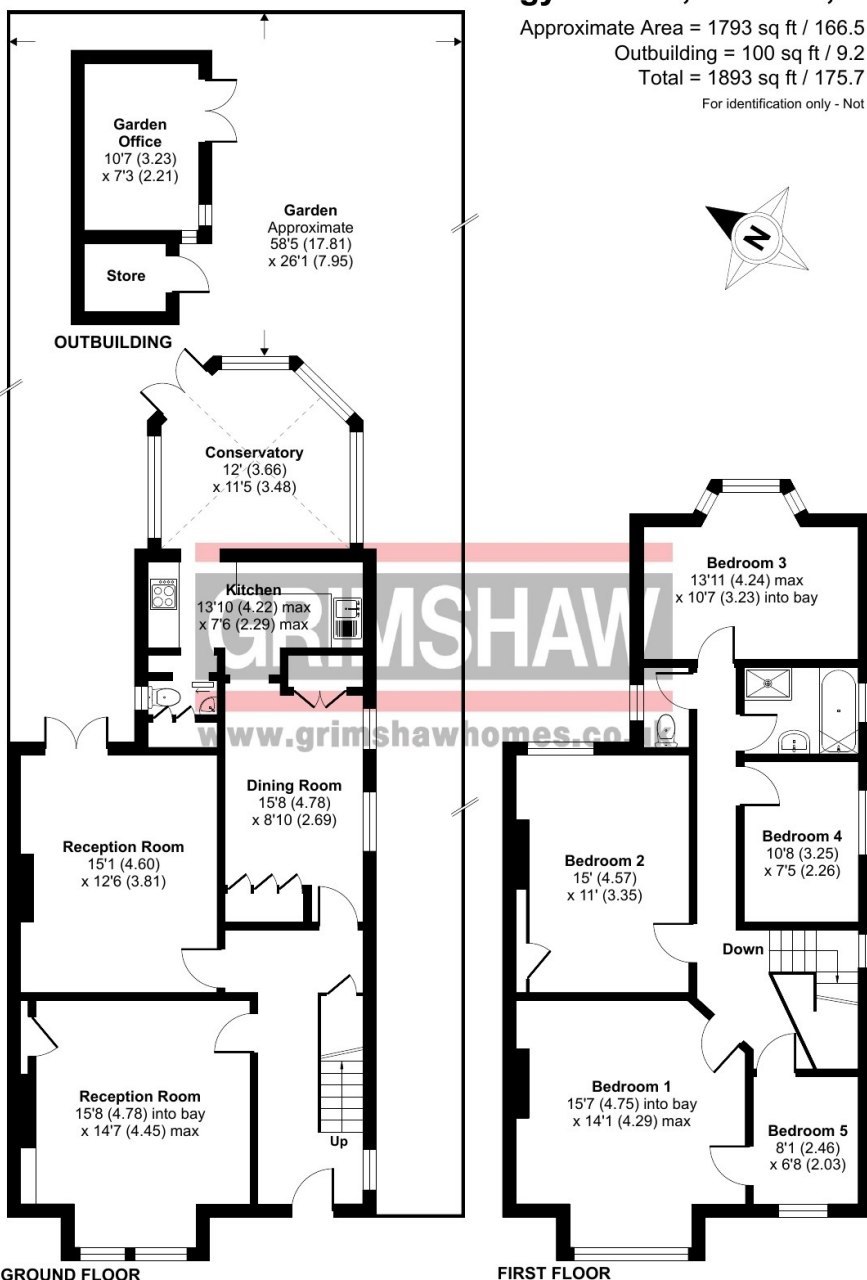
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Approximate Area = 1793 sq ft / 166.5 sq m

Outbuilding = 100 sq ft / 9.2 sq m

Total = 1893 sq ft / 175.7 sq m

For identification only - Not to scale



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EPC Rating = E

Council tax band = G (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.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

01.04.2025 Ref: 9842

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