



**Argyle Road, Ealing, London W13 0LY**  
**Price OIEO £1,000,000 Freehold - No Chain**

**A semi-detached house, currently arranged as two flats. The property has a large frontage and rear garden. Potential to restore into one house, to enlarge as two flats or a development opportunity, all are subject to the usual regulations.**

The entrance hall leads to a reception room at the front, kitchen / dining room with double doors to the rear garden, cloakroom and a shower room.

Upstairs are 4 bedrooms (1 currently is a kitchen) and a bathroom with a separate WC.

Outside is a deep front garden with a private driveway leading to the garage and a south-west facing rear lawn garden of approx 83ft

Conveniently situated approximately 0.3 miles from **West Ealing** (Elizabeth line) station and Waitrose Superstore and the local open spaces of Cleveland Park are nearby. *The Avenue* is nearby with local shops, bars and restaurants. Local schools include Notting Hill & Ealing High School, Drayton Green Primary, Drayton Manor High and Brentside High. Good local road links include the A40.

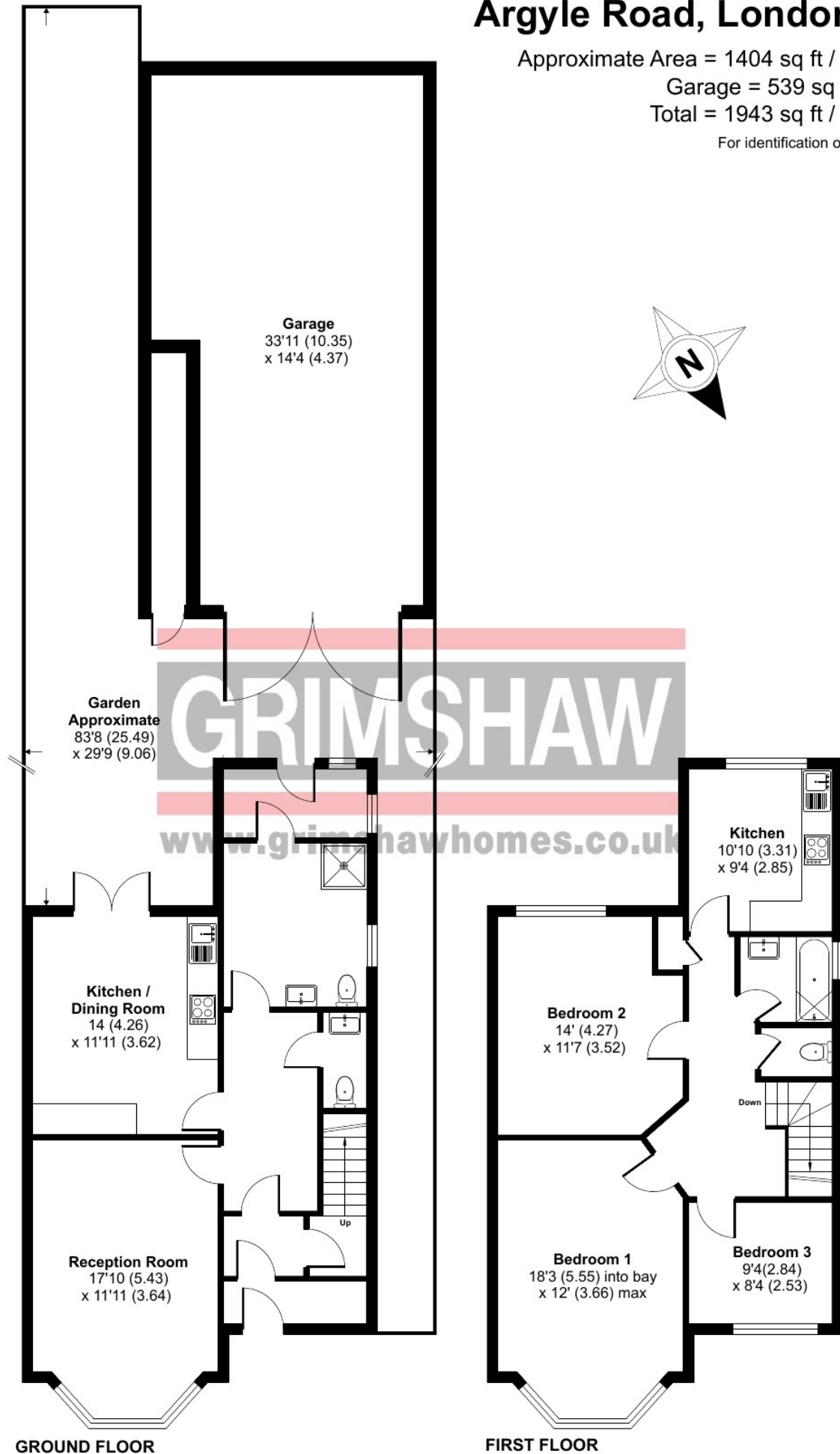
# Argyle Road, London, W13

Approximate Area = 1404 sq ft / 130.4 sq m

Garage = 539 sq ft / 50 sq m

Total = 1943 sq ft / 180.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Grimshaw & Co. REF: 1324591









EPC Rating Ground floor flat = C and EPC rating for First floor flat = D

Council tax band for both flats = D (£2,041.02 for 2025 / 2026)

Local authority: London Borough of Ealing

Parking: Garage at the rear with private driveway. Controlled parking Drayton Zone NN

Accessibility: internal staircase

Connected services and utilities: Gas supply: electric supply: mains drainage: Landline (not connected):  
Broadband (not connected)

We understand superstructure repairs carried out in 2025.

Surface water : High | More than 3.3% chance of a flood each year  
Rivers and sea: Very low | Less than 0.1% chance of a flood each year

All 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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