



Argyle Road, W13

**GARDINER**  
RESIDENTIAL



Argyle Road, W13

\* 4 Double Bedrooms \* 2 Reception Rooms \* New Kitchen \*  
\* Large Front & Rear Gardens \* 2 Bathrooms \* Garage \*

Price: £1,499,000

Freehold

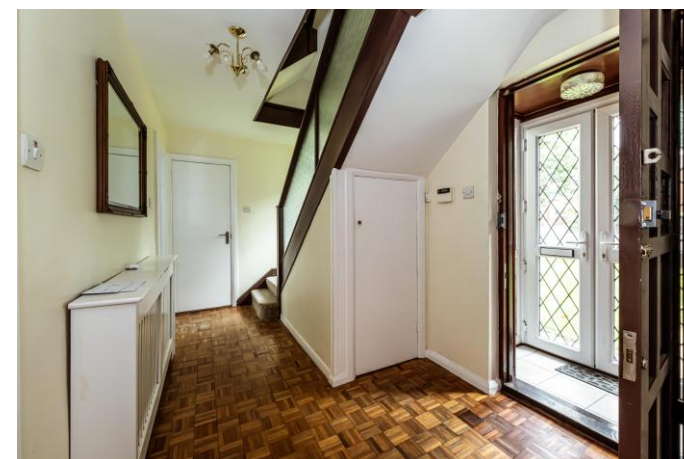


A detached four double bedroom family home which is located moments from the Elizabeth Line and which benefits from a large front and rear garden plus a separate lock-up garage.

The property comprises porch, entrance hall with parquet floor and guest WC. Reception room with feature fireplace and doors leading to the garden and further doors leading to the separate dining room. Brand new fitted kitchen also with door leading to garden.

The first floor consists of three large double bedrooms all with fitted wardrobes and there is also a shower room on this level. The top floor comprises a further large double bedroom, shower room and a walk-in wardrobe/storage room.

To the rear of the property is a private west facing garden with shed. There is side and rear access leading to the separate lock-up garage. To the front of the property is 45-foot front garden.





The property is very well located for the transport links of West Ealing Station with access to the Elizabeth Line and other mainline rail services. There is a Waitrose nearby and a vast array of shops, restaurants and other amenities available at West Ealing, Ealing Broadway and Pitshanger Lane.

The property is also well located for highly regarded local state and private schools

Price: £1,500,000

London Borough of Ealing – Council Tax Band: G





## Argyle Road

Approx. Gross Internal Area 1676 Sq Ft - 155.68 Sq M

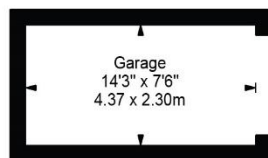
(Including Restricted Height Area, Excluding Garage & Storage 2)

Approx. Gross Internal Area 1608 Sq Ft - 149.38 Sq M

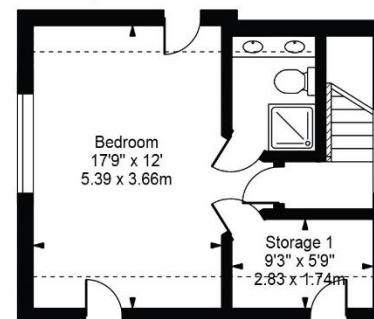
(Excluding Restricted Height Area, Garage & Storage 2)

Approx. Gross Internal Area Of Garage 108 Sq Ft - 10.05 Sq M

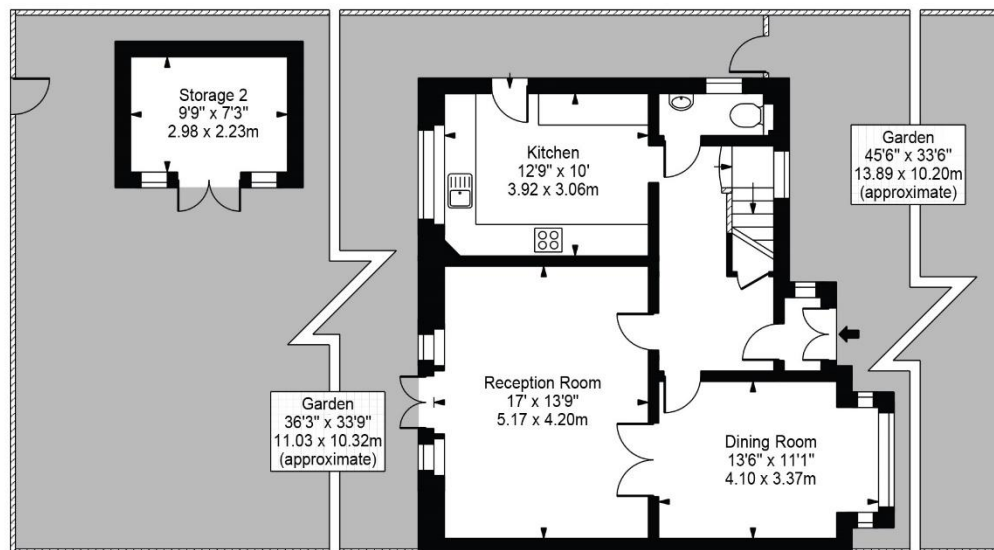
Approx. Gross Internal Area Of Storage 2 72 Sq Ft - 6.65 Sq M



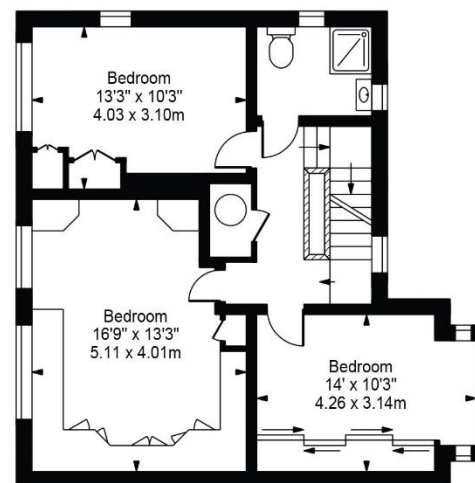
Ground Floor



Second Floor



Ground Floor



First Floor

**For Illustration Purposes Only - Not To Scale**

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.

Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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