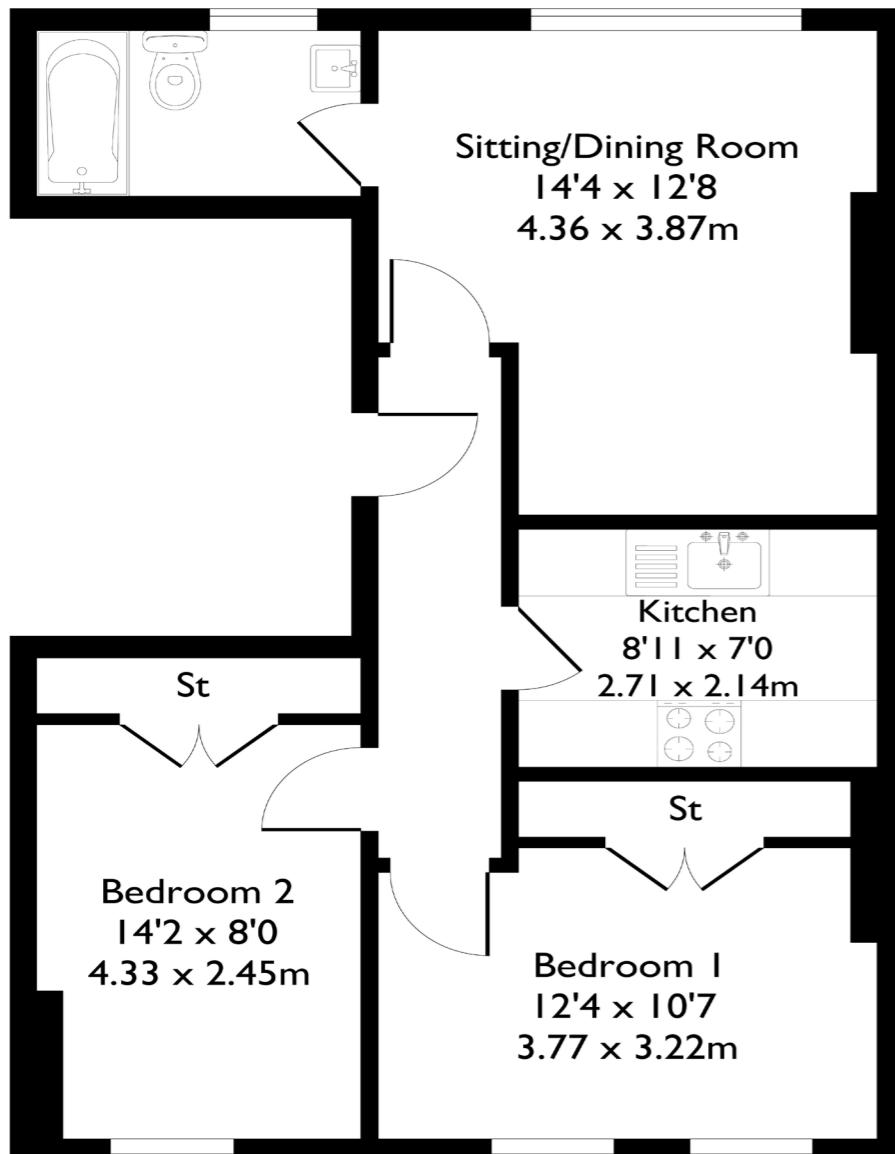
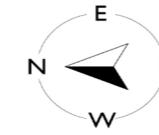


## Argyle Road, London, W13

Approximate Floor Area = 52.6 sq m / 567 sq ft



### First Floor



#### 2 BEDROOM FLAT

**Argyle Road, W13**  
**£485,000**

**A beautifully presented two-bedroom, one-bathroom first-floor flat ideally positioned in the heart of West Ealing.**

As you enter, you're immediately welcomed by a bright and airy atmosphere, with a well-balanced layout that flows effortlessly throughout. The property offers a spacious reception room filled with natural light, a separate fully fitted kitchen, two well-proportioned bedrooms, and a modern family bathroom. The flat has been well looked after and is offered in excellent condition, making it a true turn-key opportunity for any buyer looking to move straight in without the need for works.

#### FEATURES

- Share of Freehold
- Stunning 1880s Victorian Conversion
- Massive Shared Rear Garden
- Allocated Off-Street Parking
- Catchment for 'Outstanding' Schools & Nurseries
- 3 Mins to West Ealing Station (Elizabeth Line)
- EPC Rating C



### 3 BEDROOM HOUSE

## Argyle Road, W13

Further benefits include parking and access to well-maintained communal gardens — a rare addition for such a convenient

**location.** Situated just a two-minute walk from West Ealing Station, the property is perfectly placed for commuters, with a variety of local shops, cafés and amenities just moments away. It also falls within the catchment area for St John's Primary School. A fantastic opportunity for first-time buyers, downsizers or investors seeking a modern home in a prime and well-connected location. EPC Rating C.

