



**Argyle Road, Ealing, London W13 8AA**  
**Price: £1,539,950 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.

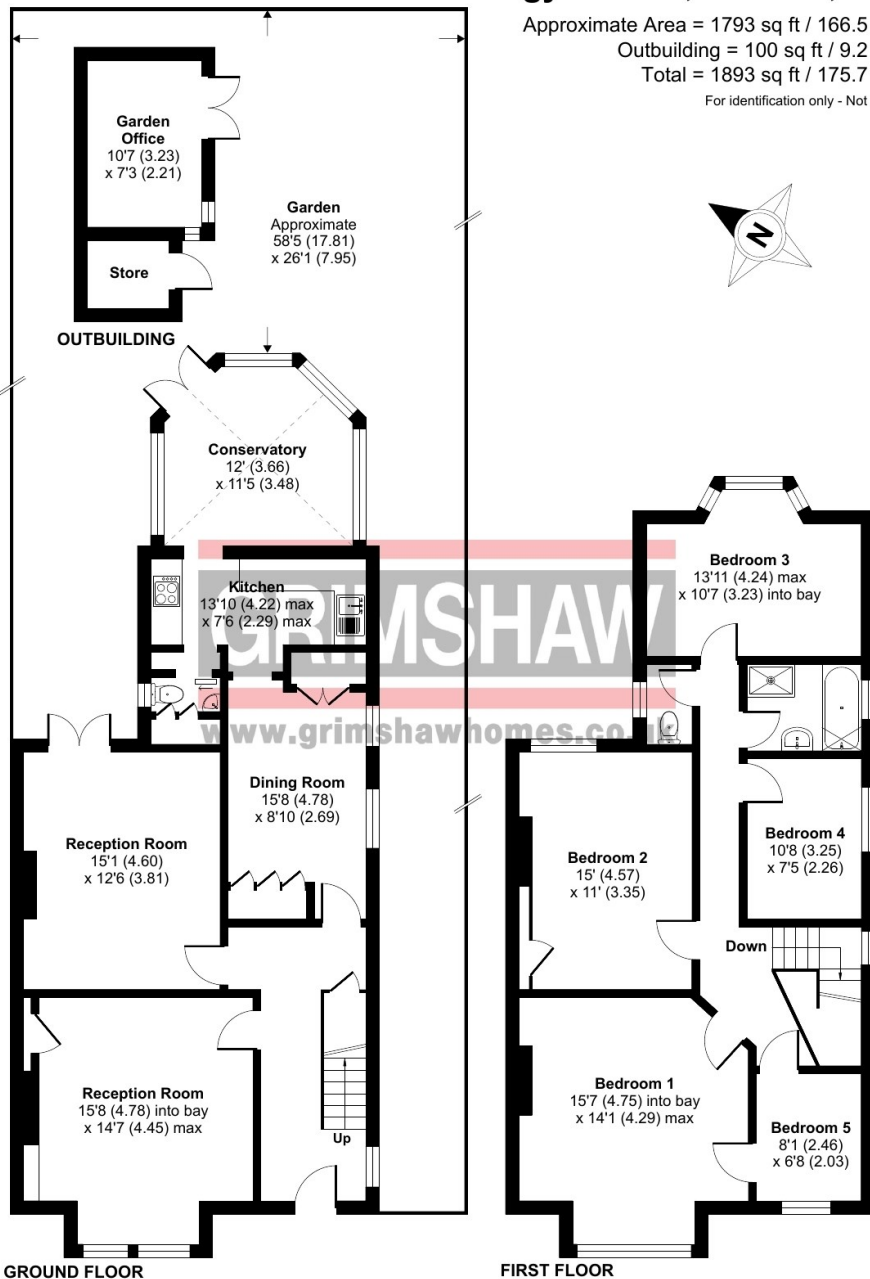


The accommodation comprises feature entrance hall, 3 reception rooms, kitchen, conservatory, 5 bedrooms and a neutral family bathroom.



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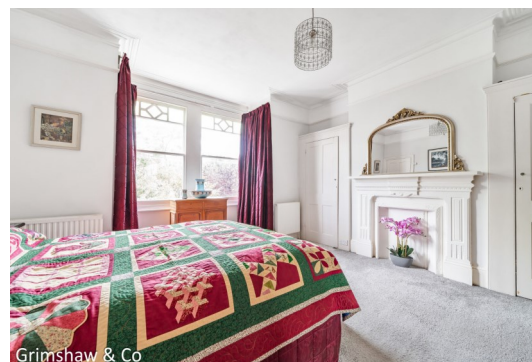
Approximate Area = 1793 sq ft / 166.5 sq m  
 Outbuilding = 100 sq ft / 9.2 sq m  
 Total = 1893 sq ft / 175.7 sq m  
 For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Grimshaw & Co. REF: 999773

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.

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