



FIA
LESLIE & CO
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FOR SALE

Leslie
& Co.

ARGYLE ROAD, EALING, W13

Guide Price: **£900,000**



Leslie & Co





About the property

What the owner loves:

We loved the location from the 1st time we walked through Pitshanger Park which is right opposite - just across from the allotments and gastro pub and nr Trailfinder Rugby and Social Club, easy walking to cafes/ shops in Pitshanger. Lovely neighbourhood and only 15min walk to the Elizabeth Line Tube Station in West Ealing. We loved using Gurnell when our children were younger but now with the new leisure centre about to be constructed it's an ideal time to pass this lovely home to a new family to discover.

Why We'd Buy It

Houses opposite proper green space always feel different. Lighter, calmer and somehow just easier to live in. And when that green space happens to be Pitshanger Park, one of Ealing's best-loved open spaces, it becomes pretty easy to understand why homes here rarely come up.

This is a proper 1920s semi in all the right ways. Wide entrance hall, generous room proportions, decent ceiling heights and enough separation between spaces that family life doesn't feel like everyone living on top of one another.

Key features

- Three bedroom semi-detached family home
- Overlooking Pitshanger Park and Scotch Common
- West-facing rear garden measuring approx. 56ft
- Two reception rooms plus separate utility room
- Garage plus driveway parking for up to three cars
- Approx. 1,500 sq ft total floor area including garage
- Accommodation arranged over two floors
- Walking distance to West Ealing Elizabeth Line
- Excellent local school catchment
- Freehold with no onward chain
- Buyer information pack available
- Secure with reservation or deposit agreement

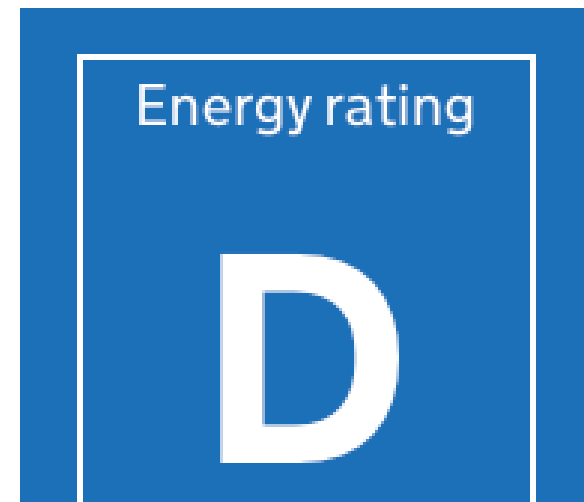
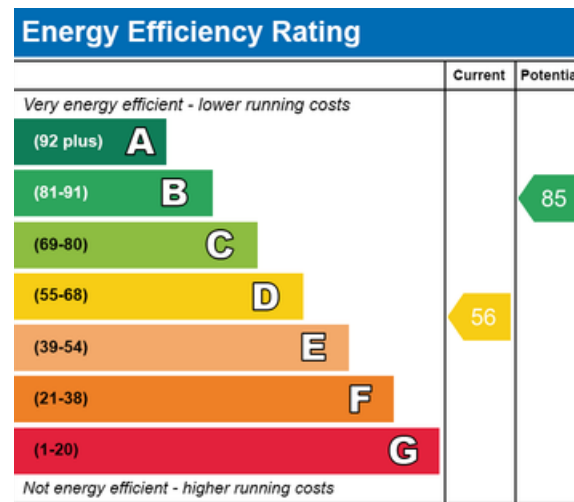
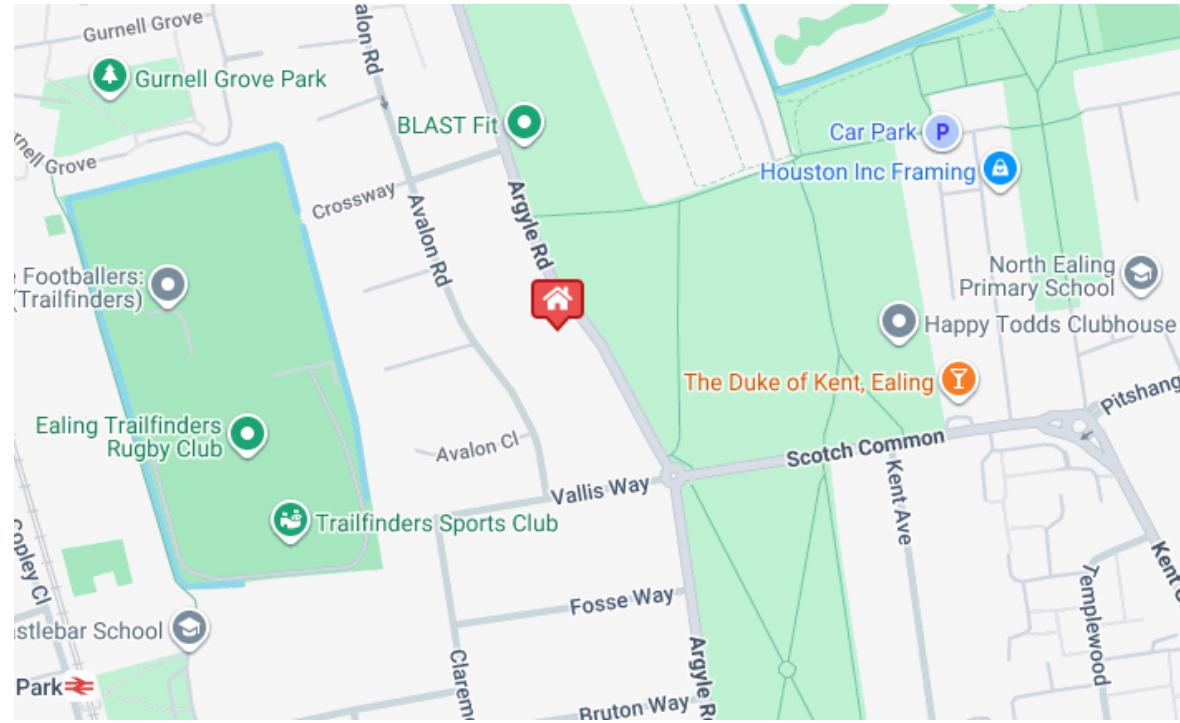
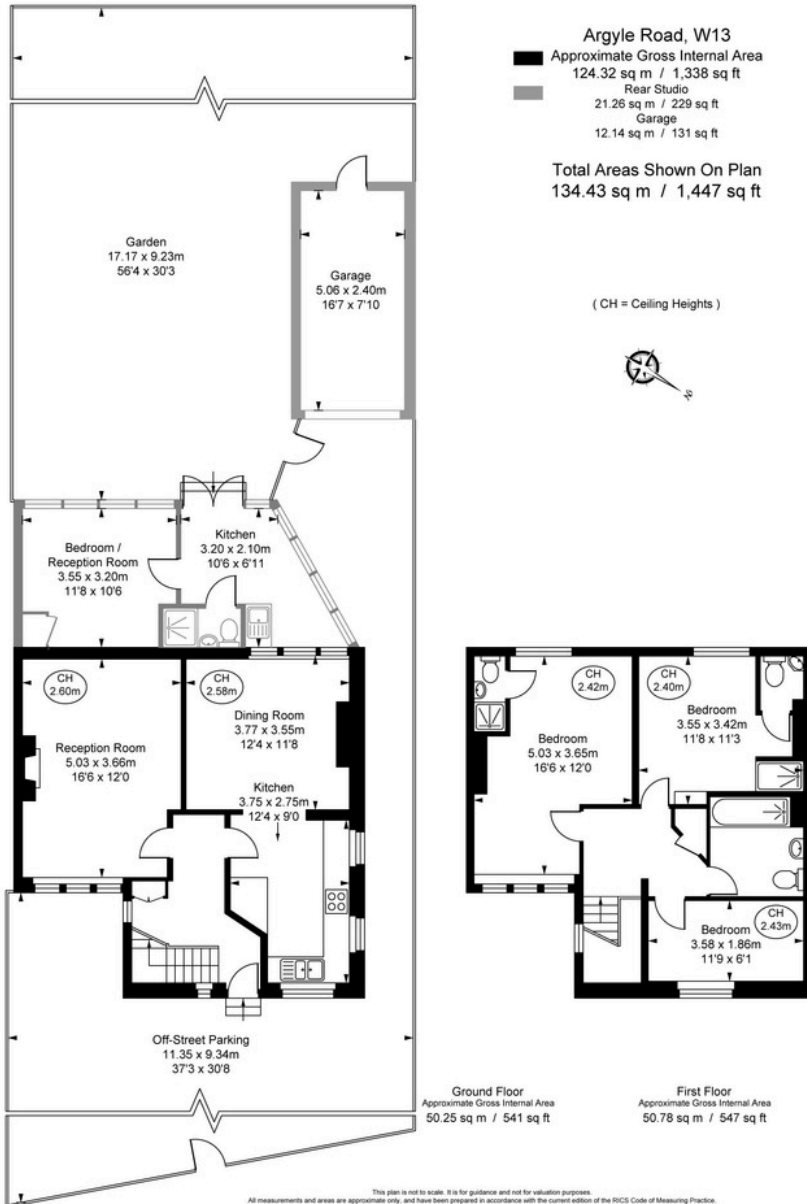
Material information

- Tenure - Freehold
- Council Tax Amount - £2,613.77 (Band E)
- **Guide Price - £900,000**



Please note:

Virtual staging has been used in some images for illustrative purposes.



This plan is not to scale. It is for guidance and not for valuation purposes. All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. © Fulham Performance