Rolfe East









£450,000

Argyle Road, Ealing, W13 0LW

- First-floor two-bedroom conversion in desirable West Ealing / Pitshanger borders
- New 125-year lease created upon exchange of contracts
- Dedicated allocated off-street parking space included
- Good decorative condition throughout
- Walking distance to West Ealing Elizabeth Line station
- Approved planning permission for loft conversion & extension (Ref: 240409FUL)
- Economical ongoing costs with Peppercorn Ground Rent & Ad-Hoc Service Charge
- Offered with no onward chain, enabling an efficient purchasing process
- Massive extension potential for capital growth
- Close to Pitshanger Lane shops, Cleveland Park, and top schools

44 Pitshanger Lane, Ealing, W5 1QY
020 8567 2242
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https://www.rolfe-east.com/

Bright two-bed first-floor conversion in a prime Ealing location. Features allocated parking, new 125-year lease, peppercorn ground rent, and no chain. Includes valuable planning permission to enlarge the layout ideal for first-time buyers, savvy investors, and developers.

An opportunity to acquire a substantial home of distinct quality in a location with standout convenience. This two-bedroom first-floor converted flat on Argyle Road offers an ideal balance of stylish modern living and exceptional upside potential.
Neatly appointed interiors with further scope to update or extend define the layout, which comprises a welcoming living room, functional kitchen, two bright bedrooms, and a main family bathroom. The property benefits from full planning permission granted by Ealing Council for a rear extension and loft conversion, allowing the owner to add significant space and capital value.

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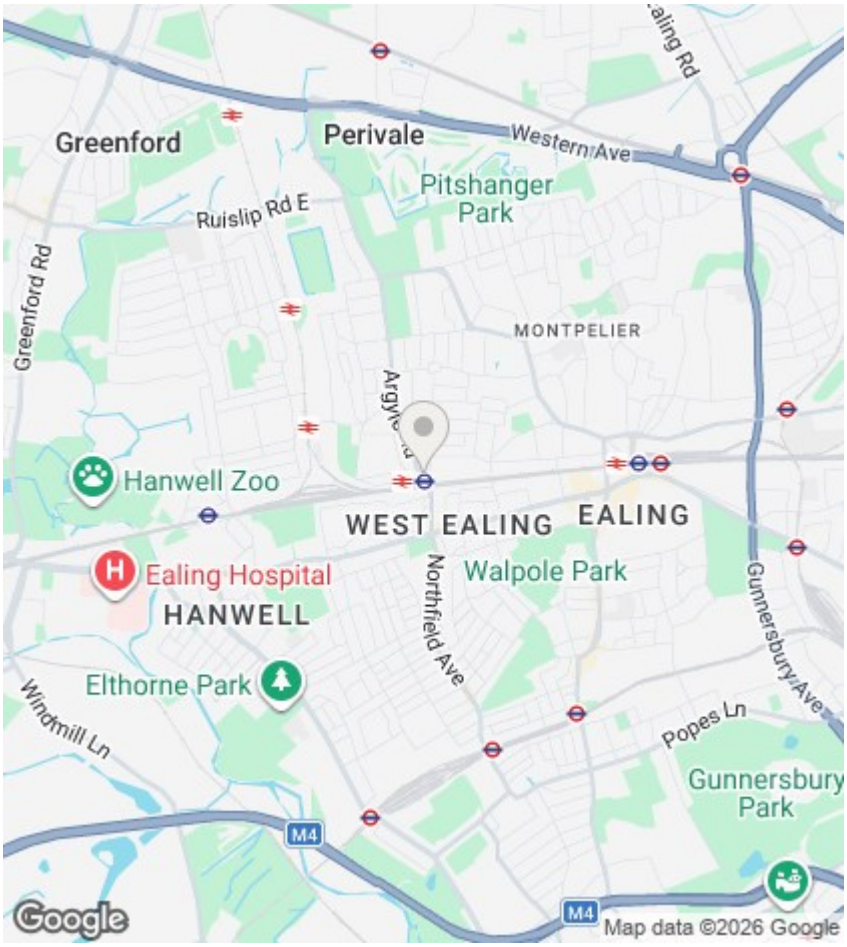
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 705 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 705 SQ FT/ 65 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client.
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

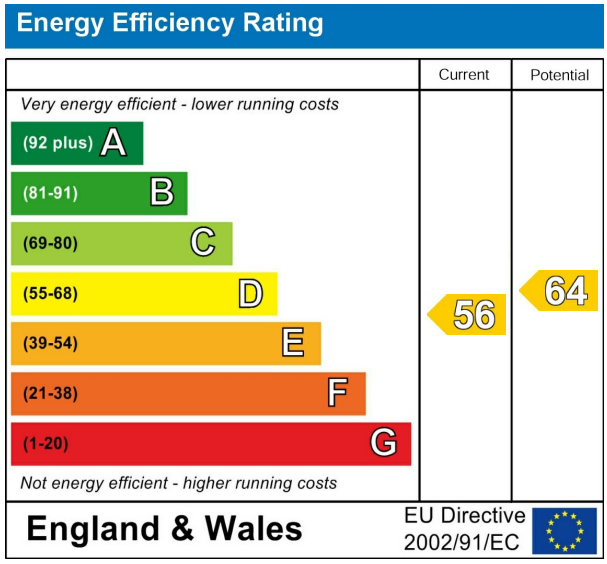
PROPERTY PHOTO PLANS



Viewings

Viewings by arrangement only. Call 020 8567 2242 to make an appointment.

EPC Rating: D



Practical benefits are second-to-none: a brand-new 125-year lease issued upon exchange, peppercorn ground rent, ad-hoc service charges, an allocated parking bay, and no onward chain. Excellent transport options are on your doorstep with West Ealing Station (Elizabeth Line) moments away, alongside the local charm of Pitshanger Village.





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