Rolfe East









Argyle Road, Ealing, W13 0LW

£450,000

- First-floor two-bedroom converted flat
- Approved Ealing Council planning permission (Ref: 240409FUL) to add a loft conversion
- Strong scope to enlarge the living space and boost capital value over time
- New 125-year lease granted upon exchange of contracts
- Low ongoing charges with a peppercorn ground rent and ad-hoc service charge
- Dedicated off-street allocated parking space included
- Offered with no onward chain for a smoother, faster transaction
- Well-kept interior presentation ready to move into or let out straight away
- Walking distance to West Ealing Elizabeth line station (approx. 0.9 miles) and Ealing Broadway (approx. 1.0 mile)
- Close to Cleveland Park (approx. 0.3 miles), and nearby schools

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Two-bed first-floor conversion on Argyle Road (W13) in good decorative order with approved planning permission (Ref: 240409FUL) to extend and convert the loft. Includes allocated parking, new 125-year lease, peppercorn ground rent, ad-hoc service charge, and no onward chain.

Set in a sought-after pocket on the West Ealing and Pitshanger borders, this two-bedroom first-floor conversion on Argyle Road presents a compelling opportunity for first-time buyers, investors, or developers looking to add space and capital value. Presented in good decorative condition, the current layout is neatly appointed and ready to occupy or let right away, while full planning permission granted by Ealing Council (Ref: 240409FUL) provides clear scope for a rear extension and loft conversion.

Practical tenure and running costs add further appeal, with a new 125-year lease created upon exchange of contracts, peppercorn ground rent, ad-hoc service charges, allocated off-street parking, and no onward chain.

2 1 1 D Council Tax Band:









FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 670 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 670 SQ FT/ 62 SQM

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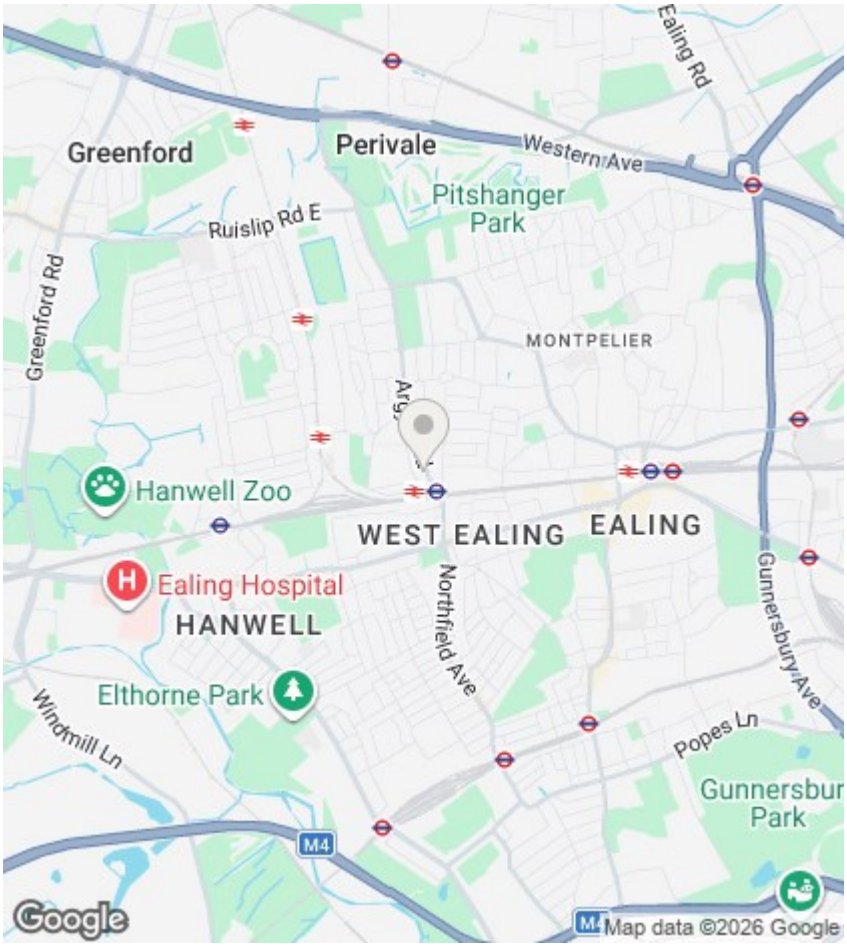
This plan is for illustrative purposes only and should be used as such by any prospective client.
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for 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.

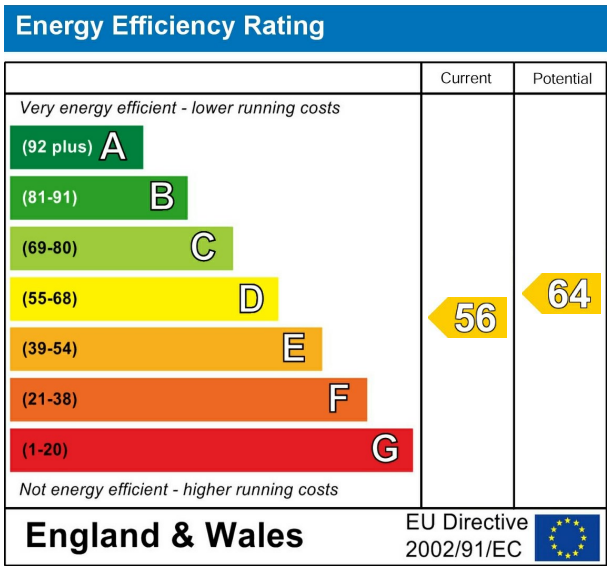
PROPERTY PHOTO PLANS



Viewings

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

EPC Rating: D



Layout & Scope: Two bedrooms, living room, functional kitchen, and family bathroom, with approved plans (Ref: 240409FUL) for a loft conversion and rear extension.

Tenure & Costs: New 125-year lease upon exchange, peppercorn ground rent, ad-hoc service charge, allocated parking space, and no onward chain.

Transport: Convenient access to West Ealing station (approx. 0.9 miles) and Ealing Broadway Station (approx. 1.0 mile) for Elizabeth line, Central, and District line services.

Local Amenities & Schools: Close to Pitshanger Lane shops and Cleveland Park (approx. 0.3 miles), with nearby schools including North Ealing Primary School, Drayton Green Primary School (approx. 0.8 miles), and Avenue House School (approx. 0.6 miles).