



ARGYLE ROAD, EALING, LONDON, W13

Guide Price: **£1,500,000**



 Leslie & Co









## About the property

What the owner loves:

The house was very neglected when we first viewed it but I could see how it might look if restored in keeping with its original architecture. The initial impact of the hallway entrance through to the main lounge is still a constant joy. We have carried out many major works with the help of a Master craftsman, but it's an evolving space, immensely comfortable as is but with scope for a new family to make their mark.

Our home has lent itself to a growing family, downstairs in particular has given us the flexibility for teenagers, young children or those slightly older craving peace and quiet and we have varied the use of different rooms as required.

We love the area itself: it has wonderful green spaces and great access for many different destinations as well as nice wide roads and great transport links. We also have lovely neighbours! Interestingly we have documents giving the full history of the house from when it was built and who has lived in it.



### Key features

- Wonderful Detached Family Home
- Wide Tree-Lined Street
- Stunning Period Charm & Character
- Potential to Extend (STPP)
- Generous Front Driveway
- Excellent Transport Links
- Sunny Private Rear Garden
- Great Location for Schools & Parks

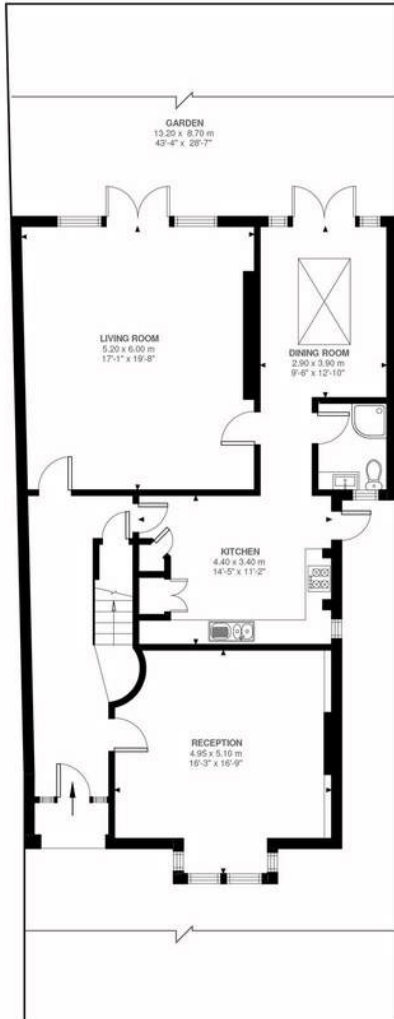
### Material information

- Tenure - **Freehold**
- Council Tax - **Band G**
- Guide Price - **£1,500,000**



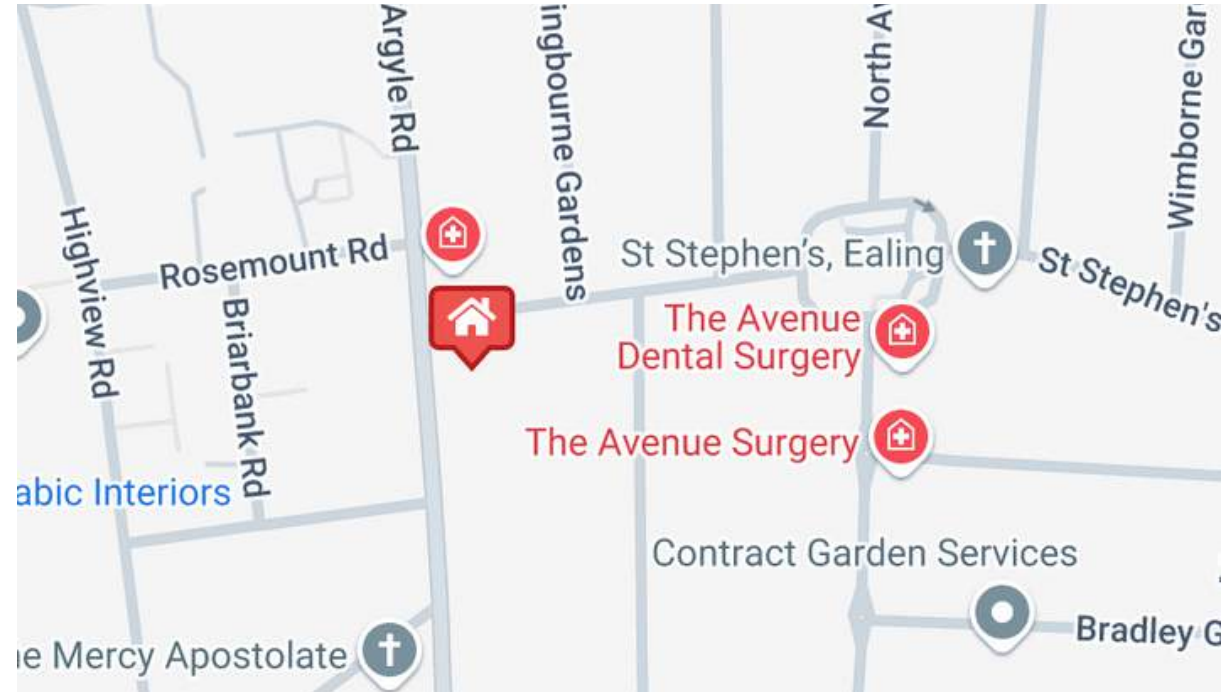
**PAUL LESLIE**

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Argyle Road, W13  
Approximate Gross Internal Area  
191.48 SQ.M / 2061 SQ.FT

Illustration for identification purposes only. Not to scale.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		