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By Order of the Executors

5 Argyle Road, Ealing, London W13 0LN

Guide Price £340,000*

**LARGER THAN AVERAGE SPLIT LEVEL CONVERSION
FLAT IN NEED OF COMPLETE UPDATING**



The property is situated in an excellent location adjacent to West Ealing Station that forms part of the Elizabeth Line. There is easy access into Ealing Broadway with its multiple shopping facilities and station. The area is well served by local bus routes, schools and recreational facilities. Good road links are easily available including the M4 that serves Heathrow, London and the West and the A40 Western Avenue that connects to the M25 and M40. The property is very spacious offering four bedroom and two reception room accommodation over split levels on the first and second floors. The dwelling does benefit from gas fired central heating and double glazing although it is in need of complete updating and modernisation throughout. The dwelling is sold with the benefit of vacant possession and will be of interest to investment buyers and owner occupiers.

ACCOMMODATION

First Floor Landing, Reception Room, Bathroom, Kitchen, Dining Room, Second Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four.

TENURE

Leasehold. 99 years from 6th September 1992, thus approximately 66 years unexpired.

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing
Council Tax Band D
EPC Band E

VIEWING TIMES

Friday 21st March @ 12 – 12.30pm
Saturday 29th March @ 12 – 12.30pm
Wednesday 2nd April @ 12 – 12.30pm

**OPEN SESSIONS – NO NEED TO CALL TO
BOOK IN**



THIS FLOOR PLAN IS AN APPROXIMATE REPRESENTATION OF THE PROPERTY AND SHOULD NOT BE USED AS A BASIS FOR ANY DECISIONS. THE BUYER SHOULD CONDUCT THEIR OWN SURVEY AND CHECK THE ACTUAL PROPERTY AGAINST THE FLOOR PLAN. THE SELLER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS FLOOR PLAN.