



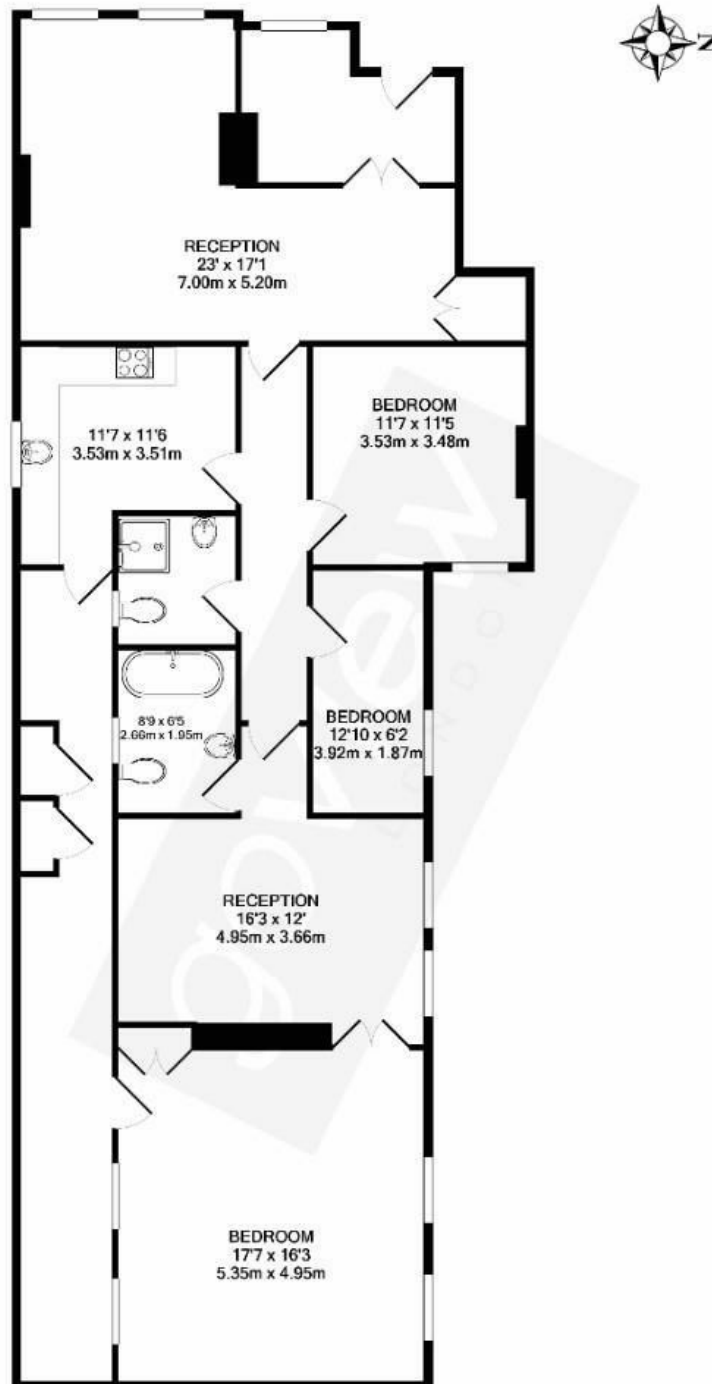
Argyle Road, W13

A rare opportunity to purchase a huge lateral ground floor flat in the popular area close to Scotch Common Park.

The property measures close to 1600 sq ft and is set up as a three-bedroom, two receptions, two-bathroom apartment. The property comes in excellent order throughout and benefits from a share of the freehold, parking on a FCFS basis and no onward chain.

- Huge ground floor flat 1578 sq ft
- Three bedrooms
- Two bathrooms
- Share of freehold
- Parking FCFS
- Close to Elizabeth Line

£600,000



TOTAL APPROX. FLOOR AREA 1578 SQ.FT. (146.6 SQ.M.)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC