

north  
west  
london  
property

nwlproperty.com

£495,000



## 9 Kilburn Park Road

London NW6 5FA

NWL Property are delighted to offer you the opportunity to acquire one of these modern, state of the art apartments, complete with friendly concierge service, private terrace and access to local amenities and transport links into London.

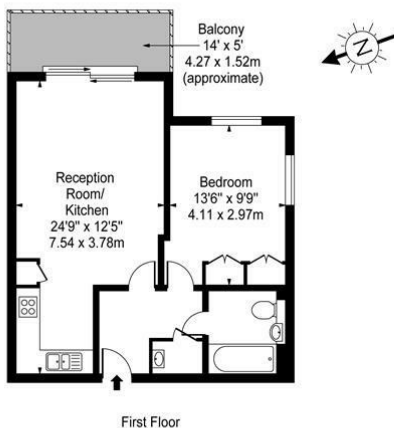
This already sought after area of London has just benefited from a re-generation program, spending around £600 million on the South Kilburn district where Argo House is located, bringing in a new wave of excitement and clientele to the area.

This property is situated just a 7 minute walk away from Kilburn Park Tube Station (Bakerloo line) getting you into Oxford Circus in 7 stops and to Kings Cross in under 20 minutes. Kilburn Park Overground station is less than a mile from Argo House again offering links to all areas of London and surrounding areas.

Cantonese speaking agent if required

For more information please call 0207 183 7879

**Argo Business Centre,  
Kilburn Park Road, NW6**



**Approx Gross Internal Area 523 Sq Ft - 48.59 Sq M**

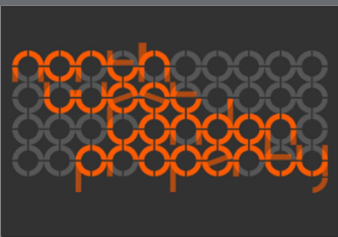
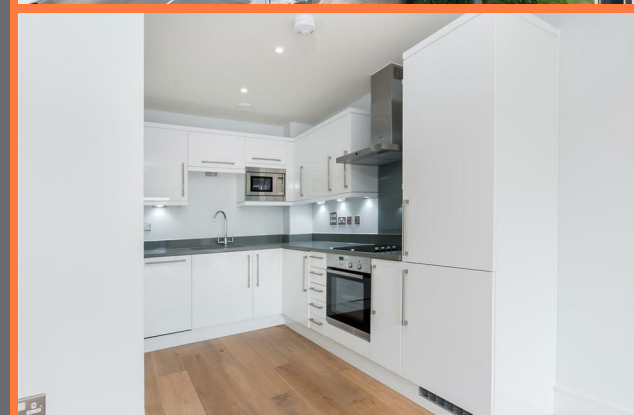
For Illustration Purposes Only - Not To Scale Floor Plan by [www.epixandplans.com](http://www.epixandplans.com) Ref: No.31486

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## ACCOMMODATION

- Security entrance
- Porter
- Underfloor heating
- Close to amenities
- Close to Tube Station
- Short walk to Paddington Rec
- Zone 2
- Bakerloo Line
- 991 year lease
- Chain Free

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(81-91) A			
(81-91) B		84	84	(69-80) B	86	86	
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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Oakhampton Road  
Kensal Rise  
London, NW10 3ED

**0207 183 7879**

241 Maida Vale  
London  
W9 1QJ

**0207 183 7879**

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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