

**HUNTERS**<sup>®</sup>  
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# Argo House, London

## Offers In Excess Of £495,000

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Welcome to Argo House, a stunning new build property located in North West London. This charming flat boasts a spacious open-plan design, perfect for modern living.

Situated on the first floor, this property features one reception room, one bedroom, and one bathroom, offering a cosy and comfortable living space. With a total of 523 sq ft, there is ample room to relax and entertain guests.

Conveniently located near local transport links, commuting around the city is a breeze. For those who enjoy the outdoors, Kilburn Grange Park.

Built in 2016, this new-build property offers contemporary amenities and a fresh, modern feel. Whether you're a first-time buyer looking for a stylish home or an investor seeking a lucrative opportunity, Argo House has something to offer for everyone.

Don't miss out on the chance to own this beautiful property in a prime London location. Book a viewing today and experience the charm and convenience of Argo House for yourself.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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## KEY FEATURES





# Argo Business Centre, Kilburn Park Road, NW6



First Floor

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.



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

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