

**HUNTERS®**  
HERE TO GET *you* THERE



# Argo House, Maida Vale, NW6

£475,000



Situated on the second floor of a well located and maintained building, a one double bedroom with sole use of balcony. Offering 523 sq ft of living space, there is ample room to relax and entertain guests.

Conveniently located near local transport links including Maida Vale and Kilburn Park, 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.

Sold chain free and with a 990 year lease unexpired. 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.

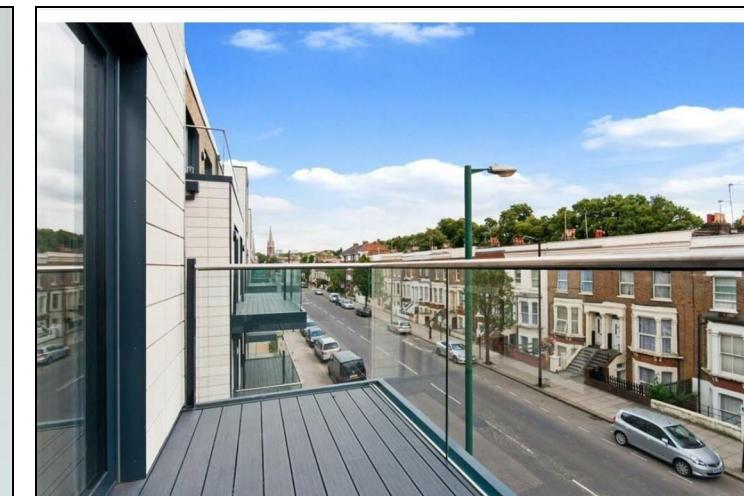
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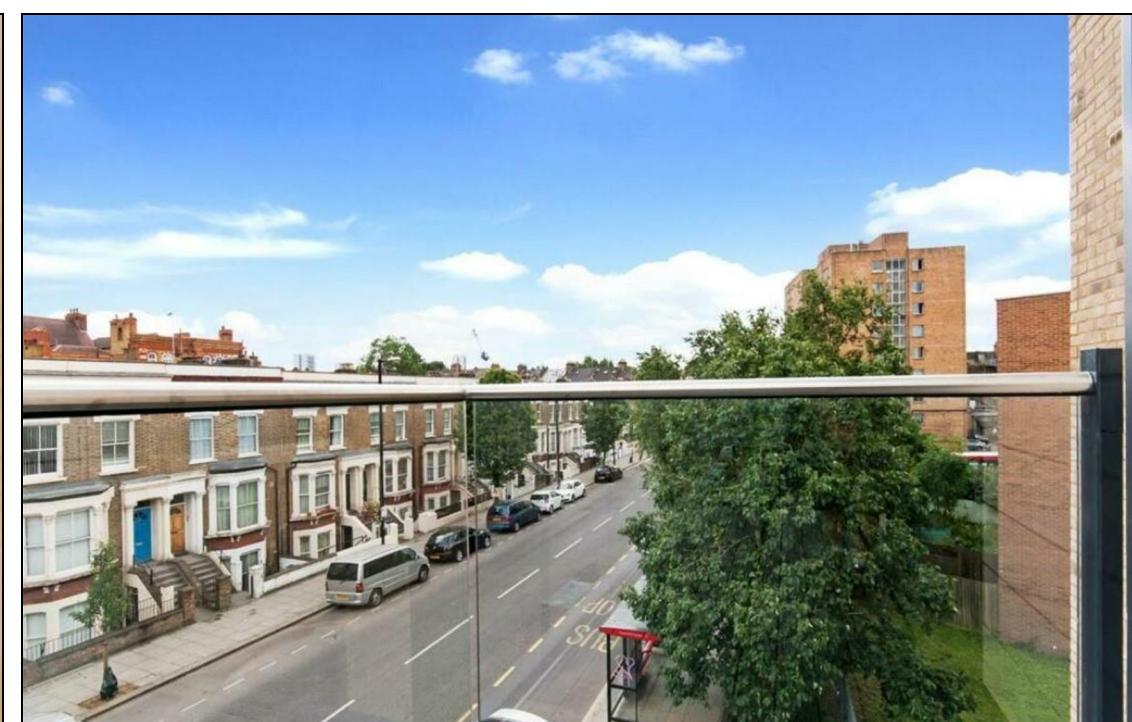
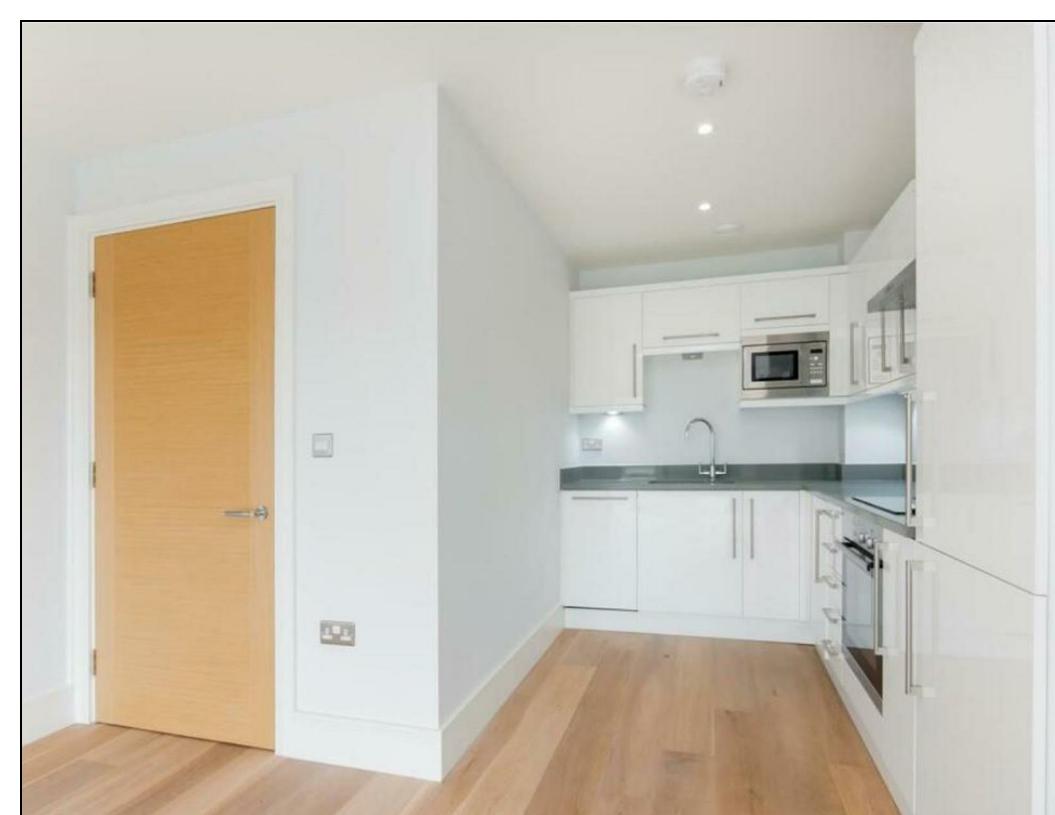


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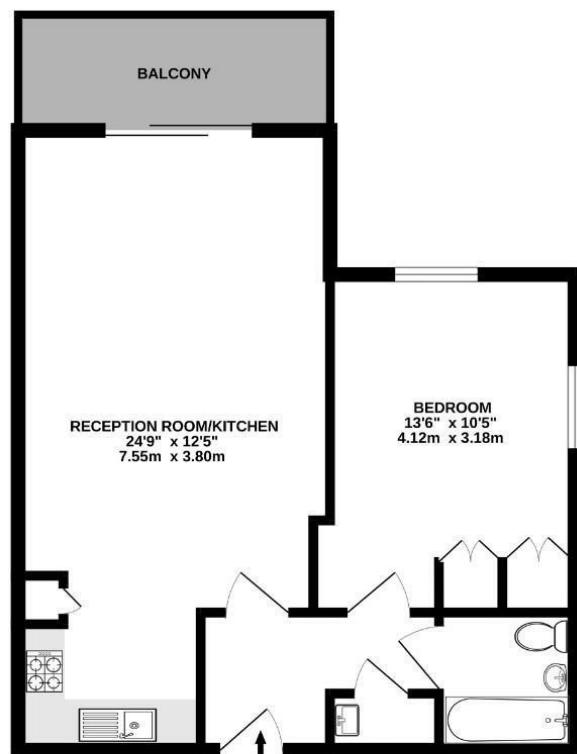
## KEY FEATURES

- One double bedroom apartment
- Private Southerly facing balcony
- Large reception
- Modern integrated kitchen
- 990 year lease
- Situated on the second floor of a well maintained building
- Potential to purchase underground parking (seperately)
- Sold Chain Free
- Access to Maida Vale and Kilburn Park transport links

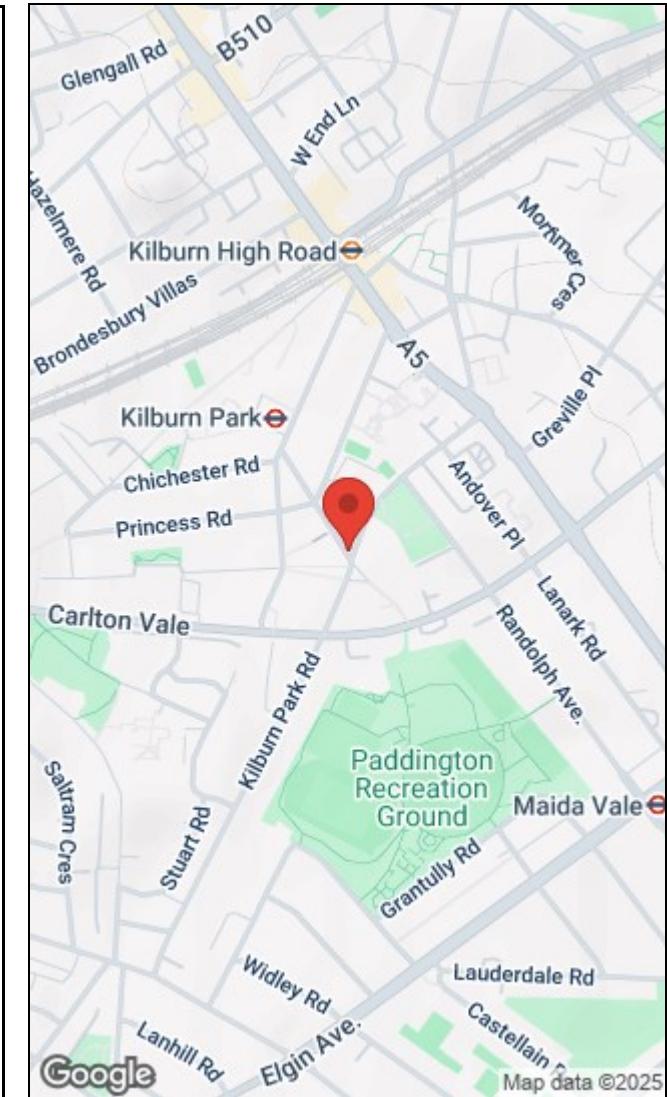




SECOND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 523sq.ft. (48.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors 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 fixtures shown have not been tested and no guarantee as to their operation or efficiency can be given.



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

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