



BUTLER & STAG

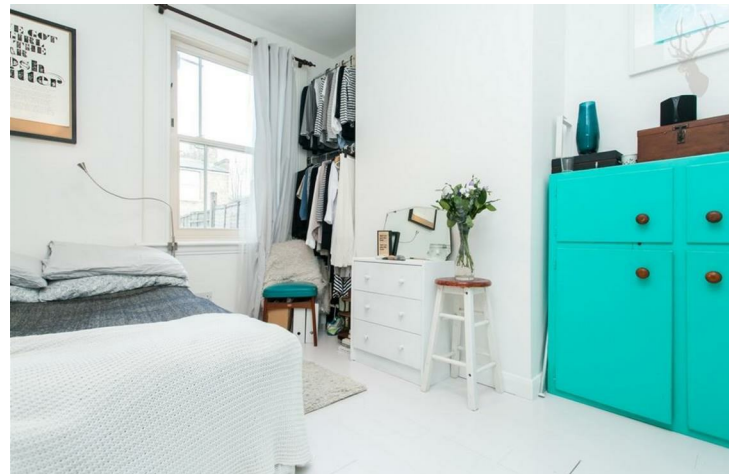
Argyle Road | London
| E1

Bright and well presented one bedroom garden flat with a modern finish situated within the Carlton Square.

• Period Garden Conversion • Beautifully Presented • Unfurnished • Solid Wood Floors • Stunning eat-in Kitchen

£1,325 PCM

Smart and well presented one bedroom garden flat situated within the Carlton Square conservation area. Set within this good looking flat fronted Victorian conversion and occupying the ground floor, the property is presented in excellent condition throughout.







Ground Floor
Approx. 40 sq. meters
(431 sq. feet)

Total area: approx. 40 sq. meters (431 sq. feet)
For illustration purposes only - not to scale

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



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	

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