

Bloomsbury Office

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**ARGYLE WALK, BLOOMSBURY, WC1H**
£680 per week**Preliminary Details**

This three bedroom split level modern flat is set on a quiet street close to Kings Cross. The flat is on the second and third floors of a new small development (only 4 flats within the building). The flat has been finished to a high standard throughout and has a security entrance with intercom. There are two bathrooms, one of which is en suite. There are two small doubles and one large double, and the upper level is a large open plan living kitchen dining area with an outside patio area. The flat is well positioned with excellent transport links into the city and west end.

**3 Bedrooms • 2 Bathrooms**




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Area Overview

Blessed with gardens and squares and encompassing the capital's bastions of law, education and medicine, Bloomsbury has undisputed appeal. With shopping on Oxford St, entertainment in Leicester Square and restaurants in Covent Garden, Bloomsbury boasts a location that is hard to rival. Popular with city professionals, academics and international visitors, much of the accommodation tends to be beautifully presented studios, 1 and 2 bedroom flats.



Argyle Walk, Bloomsbury  Kings Cross St. Pancras (0.1M),  Kings Cross (0.2M),  Russell Square (0.4M)

Council Tax Bands



Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Camden	£ 888	£ 1,035	£ 1,183	£ 1,331	£ 1,627	£ 1,923	£ 2,219	£ 2,663
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

Argyle Walk WC1

APPROX GROSS INTERNAL FLOOR AREA: 1012 sq. ft / 94 sq. m



Floorplan for identity purposes only.
Measurements are approximate and not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C	78	80	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

PLACES OF INTEREST NEAR ARGYLE WALK, BLOOMSBURY, WC1H



St Pancras

Designed by Gilbert Scott and originally opened in 1868, the station is now a Grade II listed building, famous for its impressive Victorian architecture. It is located on Euston Road in London and following a £800 million renovation, it is now one of the most striking stations in the UK.

🚶 200m (3 mins) from Argyle Walk



Brunswick Centre

This Grade II listed shopping centre is located in the heart of Bloomsbury and, following a £26 million rejuvenation, it is one of the most fashionable in London. Originally designed in the mid-1960's by Patrick Hodgkinson, the centre now contains 560 flats, shops, restaurants and the Renoir Cinema.

🚶 500m (8 mins) from Argyle Walk



Gandhi

Located in Tavistock Square, Bloomsbury, the statue of Gandhi was designed by Fredda Brilliant in 1968. Mahatma Gandhi, the spiritual and political leader who led India to freedom from British rule in 1947, is represented in a meditative state, appropriate for the serene surroundings of the beautiful park

🚶 600m (10 mins) from Argyle Walk



Kings Place

A new classical music venue and art gallery situated just minutes from Kings Cross and St Pancras in London. Following a competition, Dixon Jones was appointed to design the building, which combines music and art, as well as providing a world class conference, events and office centre.

🚶 600m (10 mins) from Argyle Walk



Russell Square Station

Russell Square is a London Underground station, located on Bernard Street in Bloomsbury. Opened in 1906 and designed by Leslie Green, the station is small, but very busy, being located on the Piccadilly Line.

🚶 700m (12 mins) from Argyle Walk



Senate House

Senate House is the administrative centre of the University of London which is located in Bloomsbury, London. The building, which was built between 1932 and 1937, famously inspired George Orwell's description of the Ministry of Truth in his novel Nineteen Eighty Four.

🚶 900m (15 mins) from Argyle Walk