



# Malvern Road, London, NW6

Asking Price: £450,000

Benham  
& Reeves



# Malvern Road, London, NW6

 2 Bedroom (s)  1 Bathroom  Leasehold

A bright apartment arranged over the second floor of a contemporary purpose built block, featuring a west-facing balcony.

The flat benefits from two double bedrooms with a modern family bathroom, a bright reception room and a fitted open-plan kitchen.

The property is located near the junction with Malvern Road and Carlton Vale, so is well placed for Queens Park (Bakerloo line - Zone 2) underground station which is within 1/4 mile. Salusbury Road is also a short distance away with a range of independent cafes, bars, restaurants & shops. There are also fantastic open spaces at nearby Kilburn Park and Paddington Recreation Ground, which has an athletic track, tennis courts, gym, hockey pitch, a bowling green, cricket nets, children's play areas, a bandstand, picnic areas and a cafe.





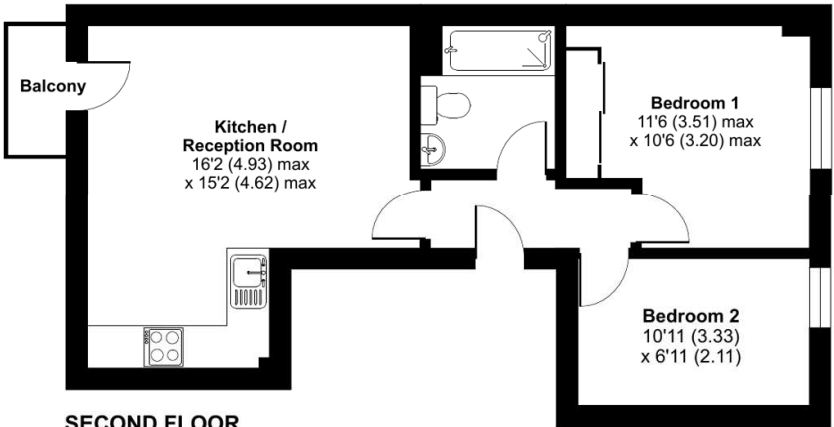
## Property Features:

- 2 Double Bedrooms
- Bathroom
- Reception Room
- Open-Plan Kitchen
- West-Facing Balcony
- Residents Parking Zone
- Chain Free



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Approximate Area = 484 sq ft / 45 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£450,000
Tenure:	Leasehold Expires 31/12/2263 Approximately 238 Years Remaining
Ground Rent:	£700.00 (per annum)
Service Charge:	£1,973.84 (per annum)

## Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM250014

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