



## MALVERN ROAD, LONDON, NW6 £450,000 LEASEHOLD

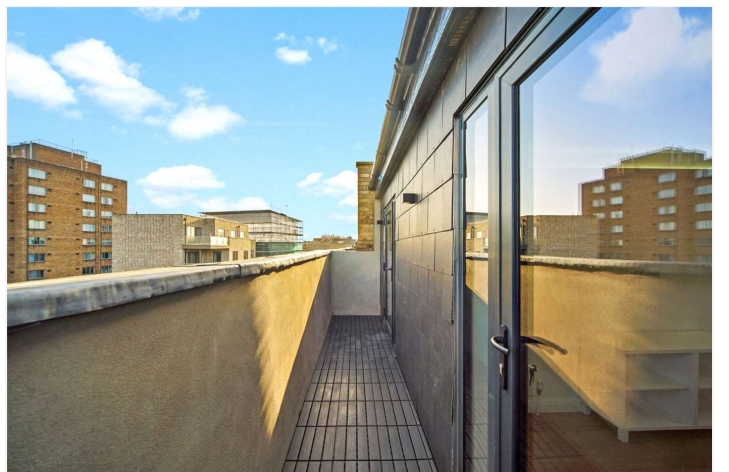
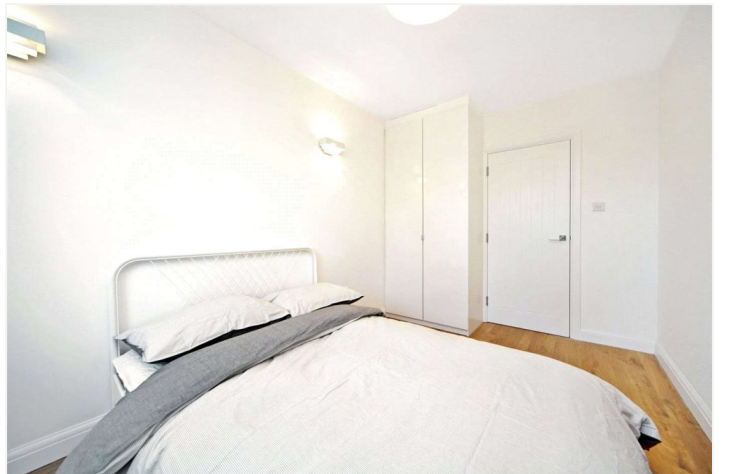
In excellent condition, a bright and well-proportioned (517sq. ft.) loft style one bedroom apartment on the top floor of a converted house which was refurbished circa 2018. The apartment is ready for immediate occupation and retains some attractive features including, a bright open-plan kitchen/reception room, a bedroom with doors opening to a balcony and a large shower room. Malvern Road is situated close to the local shops, cafes and public transport facilities including Queen's Park Overground and Underground station (0.6 miles - Bakerloo line), Maida Vale (0.6 miles - Bakerloo line) and Westbourne Park Underground Station (0.6 miles - Circle and Hammersmith & City lines).

Double Bedroom | Shower Room | Open Plan Kitchen/Reception Room | Balcony | Loft Style | Leasehold

**Winkworth**

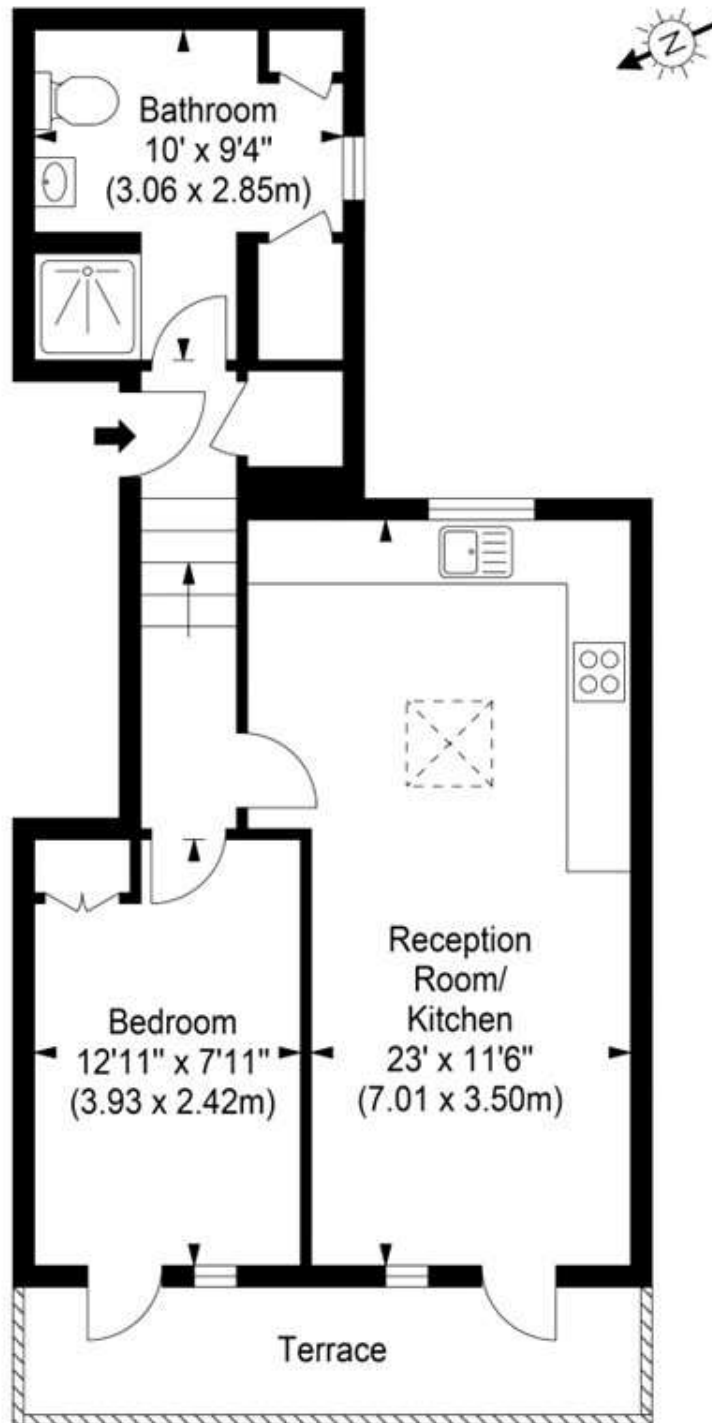
for every step...

[winkworth.co.uk/maida-vale](https://www.winkworth.co.uk/maida-vale)



# Malvern Road, NW6 5PS

Approx. Gross Internal Area 517 sq ft - 48.04 sq m

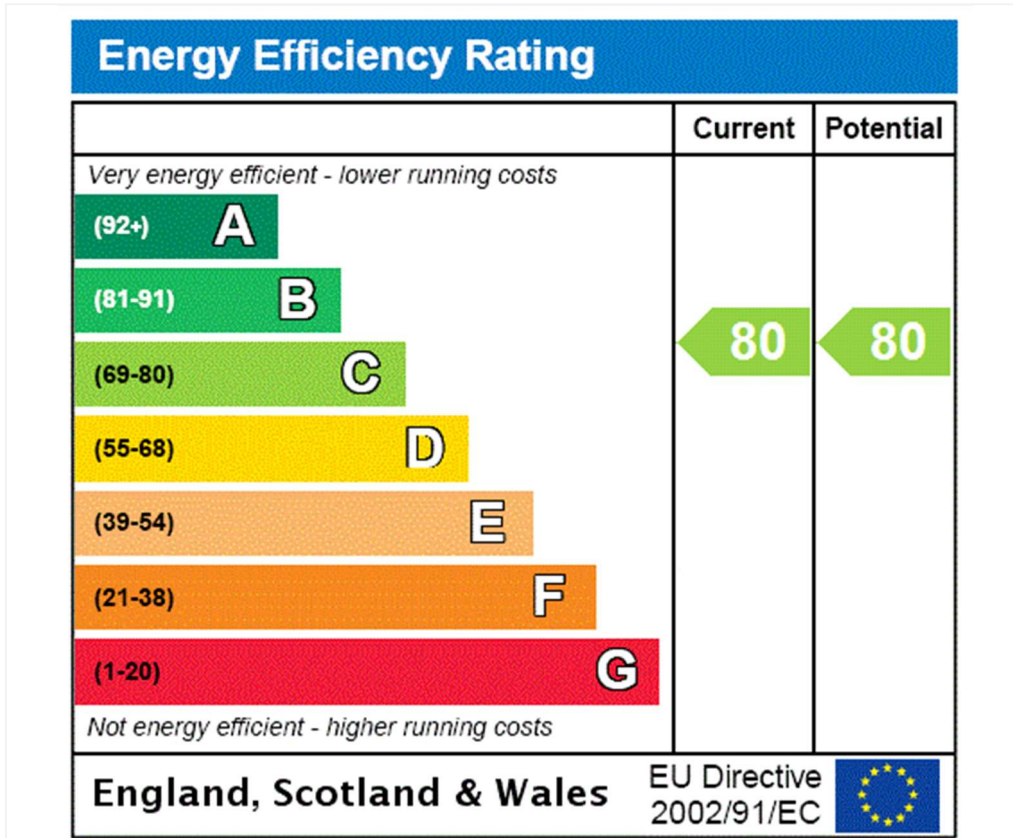


Third Floor

Ref

Copyright THE BLEU PLAN

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



**Tenure:** Leasehold

**Term:** Expires - 01/01/2144

**Service Charge:** £750 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |



for every step...

[winkworth.co.uk/maida-vale](http://winkworth.co.uk/maida-vale)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.