Malvern Road, Queen's Park, NW6

2 bedroom house - £800,000 freehold

Maida Vale Sales

Malvern Road, Queen's Park, NW6

£800,000 freehold 2 bedroom house

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Stylish 2 bed mews in popular Queen's Park featuring a lovely bright modern decor, ground flr bed leading to patio, open plan kitch recep first floor, large bed shower top floor.

KEY FEATURES

- Stylish 2 bed mews featuring a lovely bright modern decor throughout
- Large bedroom leading to patio on the ground floor
- First floor has a large open plan reception kitchen
- Top floor is a large bedroom with en-suite
- Very ample storage throughout

LOCAL AREA

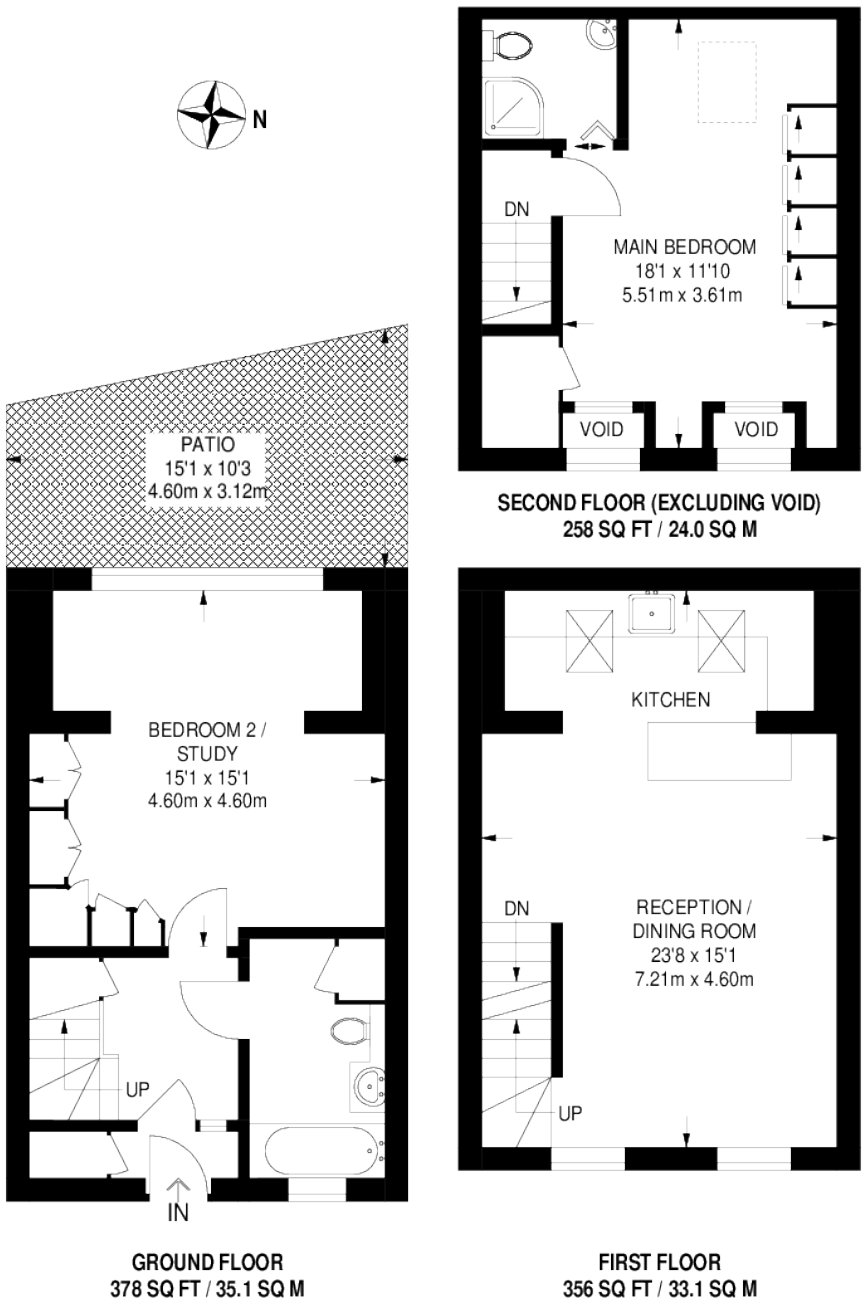
Malvern Road is located in the popular Queen's Park part of Maida Vale, with excellent local amentiies and superb transport links to the centre of London.

Kilburn Park Underground Station
Bakerloo line, Zone 2

Queen's Park Underground Station
Bakerloo Lioness lines, Zone 2

Maida Vale Underground Station
Bakerloo line, Zone 2

Representation of current layout, gross internal floor area is approximately 992 Sq Ft (Sq M)



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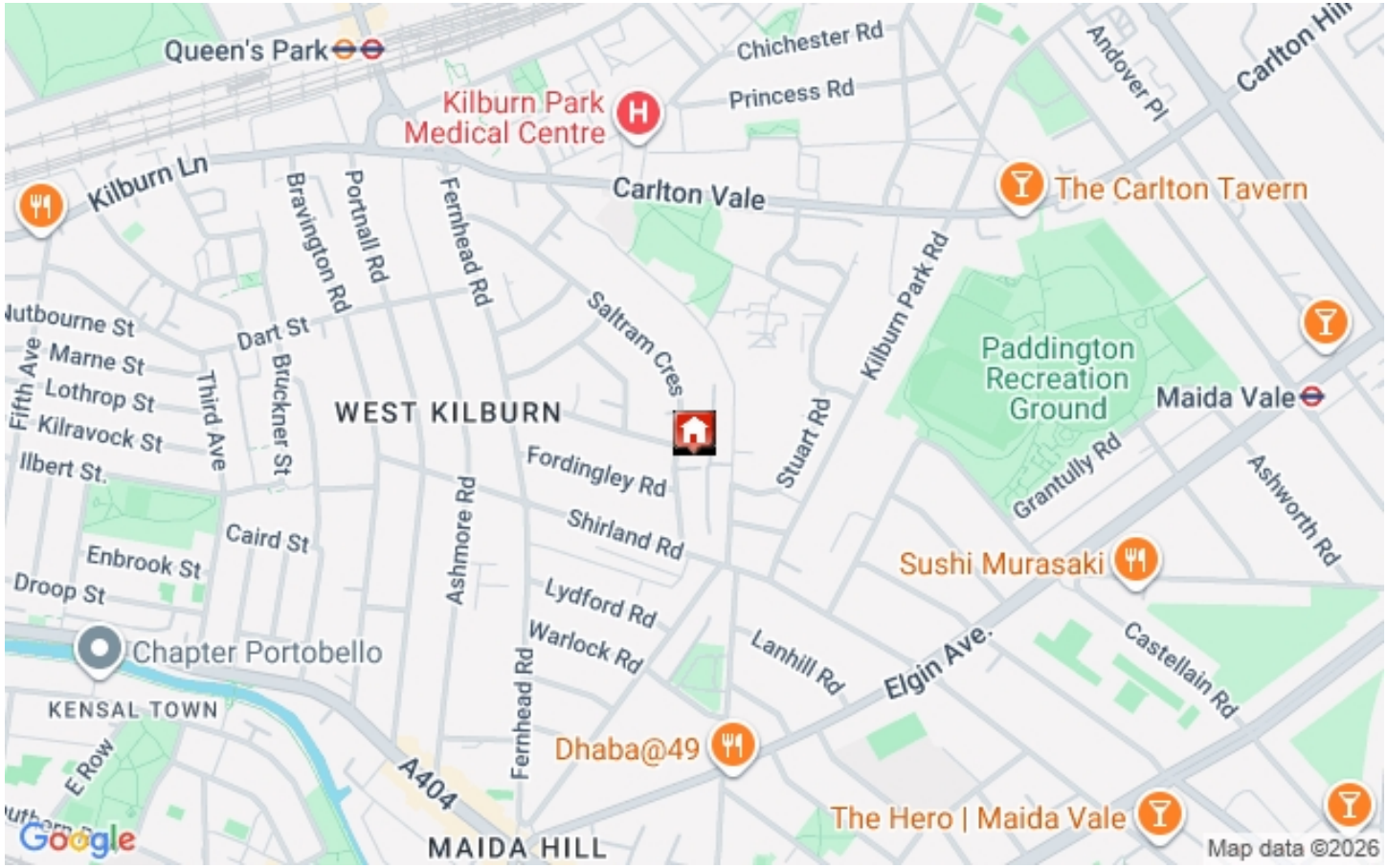

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(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	

Tenure	**Freehold**
Lease Expires	**To be confirmed**
Ground Rent	**£0.00 per annum**
Service Charge	**£25.00 per month**
Local Authority	**Brent**
Council Tax	**£1,987 per year (Band C)**

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Foxtons. (1.63.133936)

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