

FOR SALE

Malden Road, Kentish Town, NW5

ASKING PRICE £480,000

OliverTown | 189 Kentish Town Road | Kentish Town | London | NW5 2JU Tel: 0207 284 1222 Email: hello@oliverstown.com



2 Bedroom



Kitchen



1 Reception



1 Bathroom



Balcony



Parking Permit

Malden Road, Kentish Town, NW5

ASKING PRICE £480,000

A stunning and spacious two-bedroom apartment, set on the second and third floors of a purpose-built block. The building benefits from a lift and is superbly located, offering easy access to Kentish Town West and Chalk Farm stations, as well as a variety of eateries and shops. The apartment boasts a wonderful living room with a balcony, a stylish, modern fitted kitchen and a contemporary shower room/wc. On the upper floor you'll find two generously-sized bedrooms and a modern bathroom with a separate wc. Agents Note: We understand from the seller that the property has a remaining lease of approximately 104 years, that the ground rent is approximately £10 per year and that last years' service charge (which includes heating and hot water) was approximately £4979 (estimated year ending March 2025) however we recommend you check this with your solicitor. This is a draft advert/ brochure awaiting the sellers approval.







480,000.00



Leasehold



London Borough of Camden



Council Tax Band



EPC Band



2 Bedroom



1 Bathroom



1 Reception



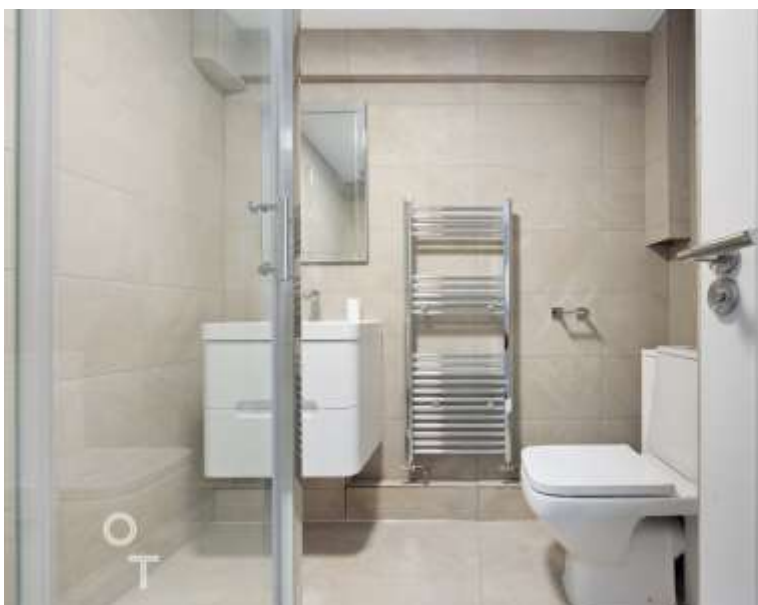
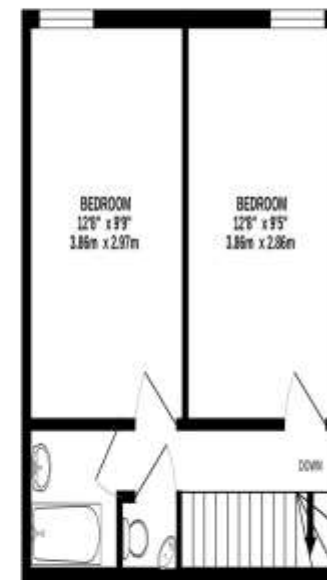
Balcony



Parking Permit

2ND FLOOR

3RD FLOOR



KENTISH TOWN | 189 Kentish Town Rd | London | NW5 2JU | T: 020 7284 1222 | hello@oliverstown.com

ASSOCIATED MAYFAIR | 121 Park Lane | London | W1K 7AG | T: 020 3368 8602 | hello@oliverstown.com

TOTAL FLOOR AREA: 826sq.ft (77.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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