



# MILE



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## Malvern Road, London NW6 £515,000 Share of Freehold

Welcome to Malvern Road; a cosy two bedroom two bath, Lower Ground Flat tucked away between Queens Park and Maida Vale.

Tucked away in one of North West London's most desirable pockets, this beautifully maintained two-bedroom garden flat offers a rare blend of tranquillity and connectivity. Ideally positioned between Queen's Park and Maida Vale, the home enjoys the best of both neighbourhoods-leafy charm, independent cafés, and effortless access into central London.

- Private Garden
- Great Condition
- Ideally Located
- Close to Local Shops and amenities
- Close to both Queens Park and Maida Vale
- Good transport links
- Two bedrooms
- Share of Freehold
- Great use of space
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### Basement

Approx. 63.3 sq. metres (681.4 sq. feet)



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### Ground Floor

Approx. 3.1 sq. metres (33.8 sq. feet)



Total area: approx. 66.4 sq. metres (715.2 sq. feet)  
**Malvern Road**

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.