MATTHEW JAMES

Residential Sales • Lettings • Management









Malden Road, Kentish Town, NW5 4DH

Asking Price £365,000

An impressive one double bedroom flat on the second floor of a purpose built block with lift and stairs access. This lovely property is within easy walking distance of the green open spaces of Primrose Hill and Hampstead Heath as well as Camden Towns famous street market with it's wonderful selection of shops and eateries and its canal which offers a pleasant walk up to Regents Park. Conveniently located for both Chalk Farm and Kentish Town West stations this bright and well decorated property offers a good sized living room with space for both dining and lounge areas, a well fitted modern kitchen with breakfast bar, bathroom/w.c., a double bedroom and a private balcony with space for a table and chairs, plenty of fitted storage cupboards throughout - including internal bike storage - as well as double glazed windows, wood flooring and a long lease (103 years) with both heating and hot water included within the service charge.

Second Floor
Lift and stair access.

Entrance Hall
Three large fitted storage cupboards, media points. Steps up to .....

Third Floor Landing
Three fitted storage cupboards and entrance intercom.

Living Room



A naturally bright room with direct access to a private balcony and ample space for both lounge and dining areas. Media points.

Kitchen



A range of fitted wall and base units finished in high gloss white with wood work surfaces and a breakfast bar area. Appliances include an oven and four ring hob with overhead extractor canopy, fridge freezer and washing machine. Finished in ceramic splashback tiling and floor tiles.

Double Bedroom



A good sized bedroom with a deep fitted storage cupboard.

Bathroom / W.C.



A white suite comprising of a panel enclosed bath with wall mounted adjustable shower , wash hand basin set in a vanity unit and w.c. Finished in white splash back wall tiling and wood floor and two casement windows.

Exterior



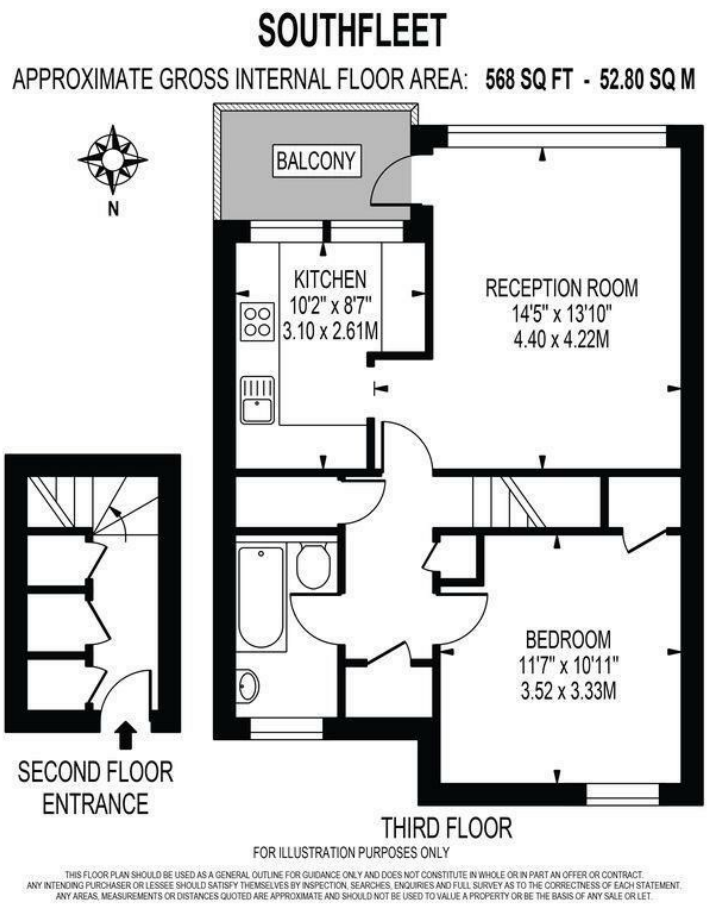
Private balcony with space for a small table and chairs.

Additional Information

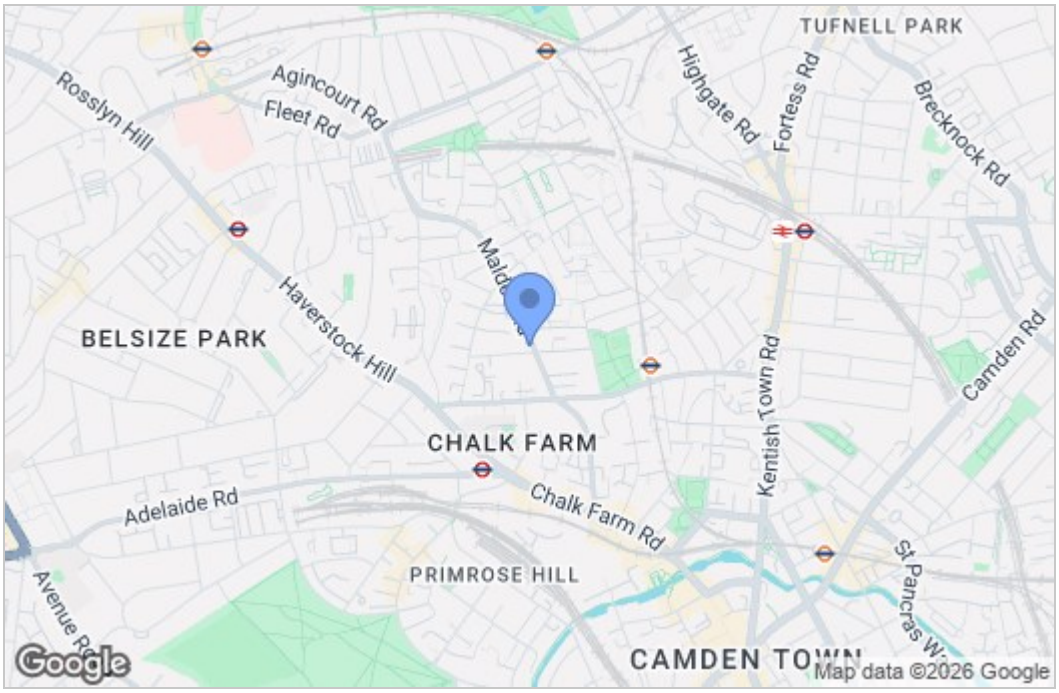


Leasehold (103 Years Remaining)
Service Charges £204.36 per month (Estimated for 2027) TO INCLUDE HEATING AND HOT WATER
Ground Rent £10 Per Annum
Council Tax Band B

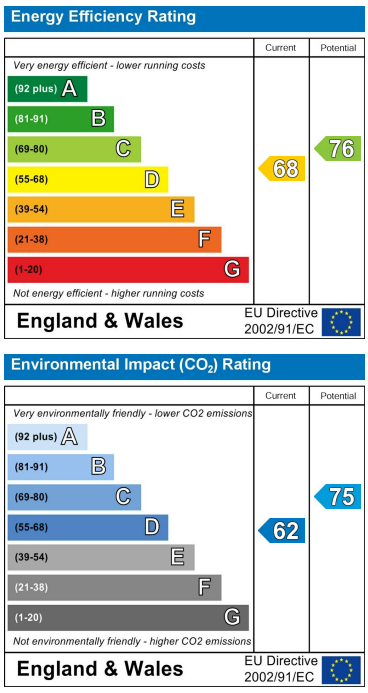
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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