



## Malden Road, , London, NW5 4BY

**£645,000**

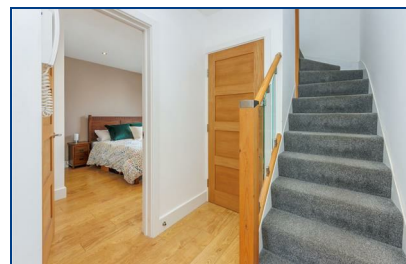
Located in the charming area of Gospel Oak, this delightful duplex apartment on Malden Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and two modern bathrooms, this flat is ideal for both small families and professionals seeking a stylish urban retreat.

The naturally bright and spacious reception room, and beautiful open plan kitchen, provide a welcoming atmosphere - perfect for entertaining guests or enjoying quiet evenings at home. With light on both sides of the flat, the owner can enjoy both the sunrise and sunset from this top floor. One of the key features of this property is the south-west facing balcony, which invites an abundance of light and offers a lovely outdoor space to relax and unwind while taking in the views.

Situated close to the picturesque Parliament Hill and the expansive Hampstead Heath, residents can enjoy the beauty of nature right on their doorstep. The area is well-served by public transport, with the 24 bus route providing easy access to the West End.

This flat is not just a home; it is a lifestyle choice, combining the tranquillity of green spaces with the excitement of city living.

- TWO BEDROOMS
- TWO SHOWER ROOMS
- LEASEHOLD 989 YEARS UNEXPIRED
- BRIGHT RECEPTION
- SOUTH WEST FACING PRIVATE BALCONY
- SERVICE CHARGE £50 PER MONTH
- OPEN PLAN MODERN KITCHEN
- EPC C
- COUNCIL TAX BAND D



| Energy Efficiency Rating                                                                  |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                |         |           |
|-------------------------------------------------------------------------------------------|---------|-----------|---------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                           | Current | Potential |                                                                                                               | Current | Potential |
|                                                                                           |         |           |                                                                                                               |         |           |
| Not energy efficient - higher running costs<br>England & Wales<br>EU Directive 2002/91/EC |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions<br>England & Wales<br>EU Directive 2002/91/EC |         |           |