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HERE TO GET *you* THERE

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# Malvern Road, London

## Per Month £2,995 Per Month



A stylish ground-floor three-bedroom apartment, ideally located just moments from excellent transport links. This well-appointed property features three spacious double bedrooms, a contemporary bathroom, and a generous open-plan kitchen/living area, perfect for modern living.

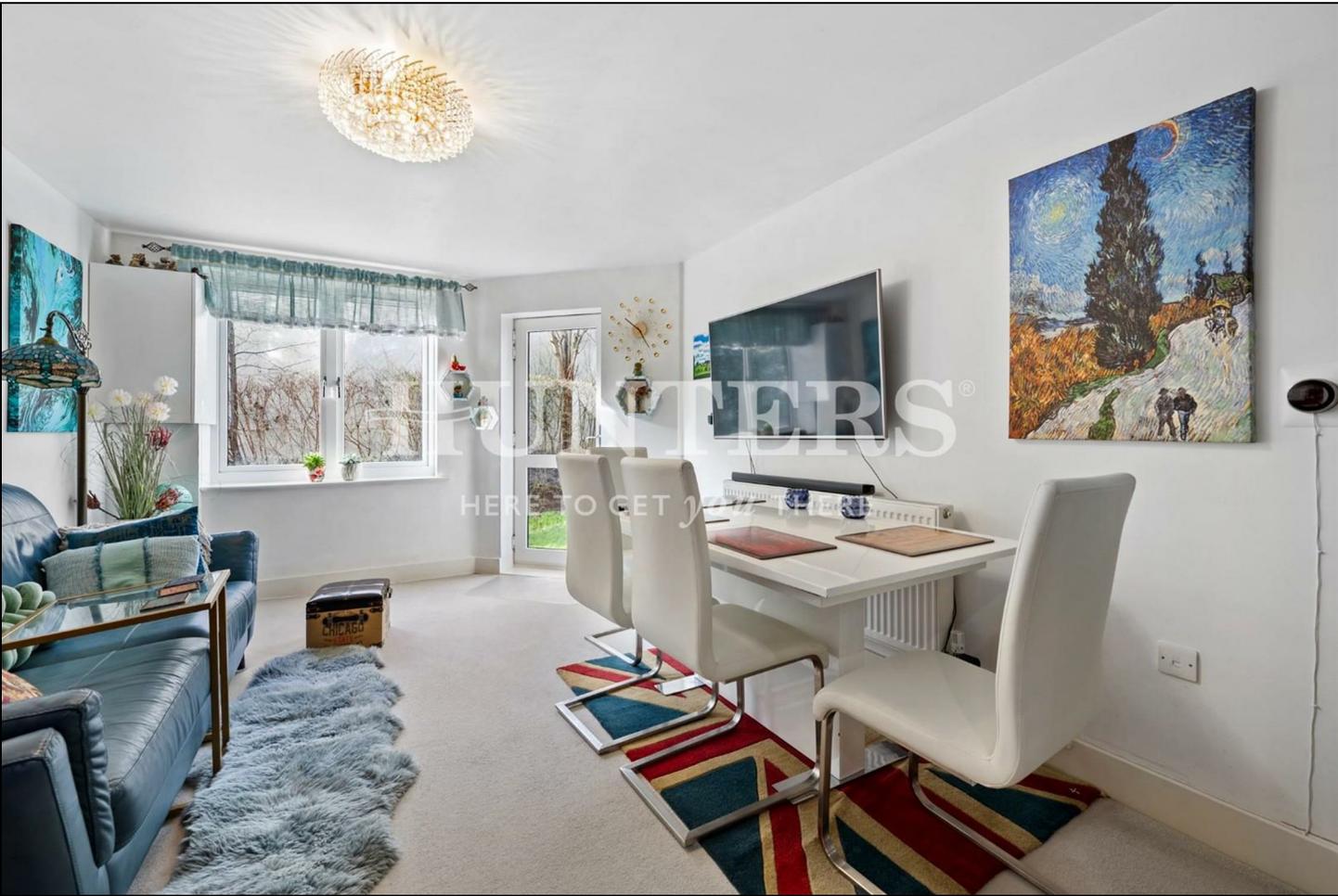
Additional highlights include a private outdoor space for your exclusive use, as well as access to communal gardens.

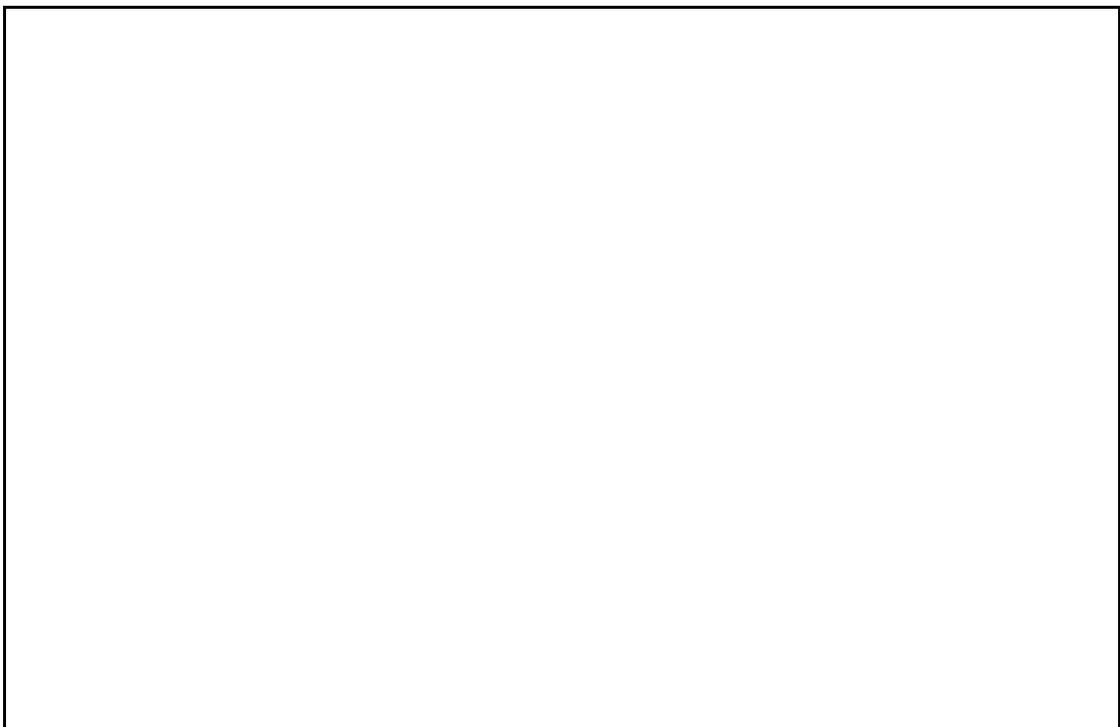
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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KEY FEATURES

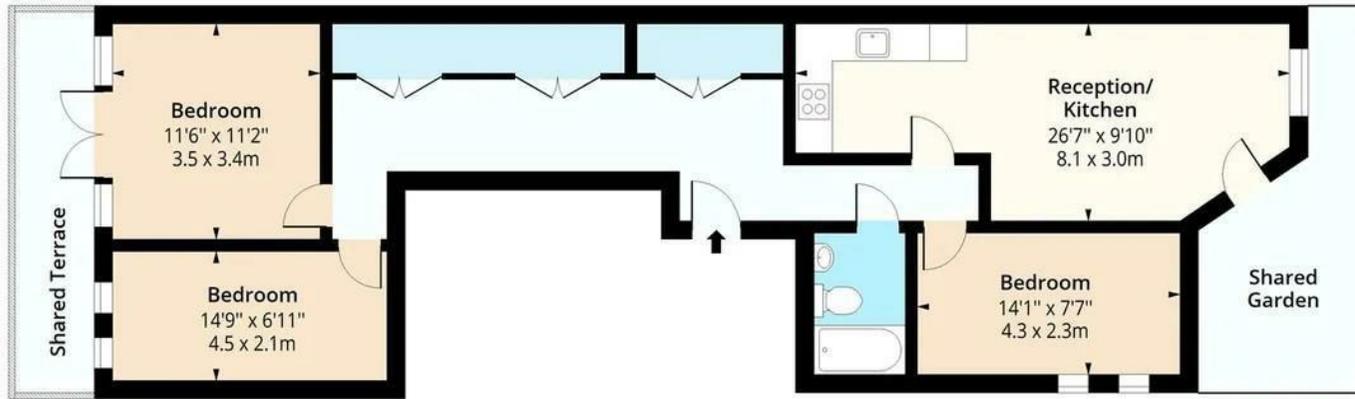




# Nexus Court, NW6

Approx. Gross Internal Area 889 Sq Ft - 82.59 Sq M

Approx. Gross Terrace Area 87 Sq Ft - 8.08 Sq M



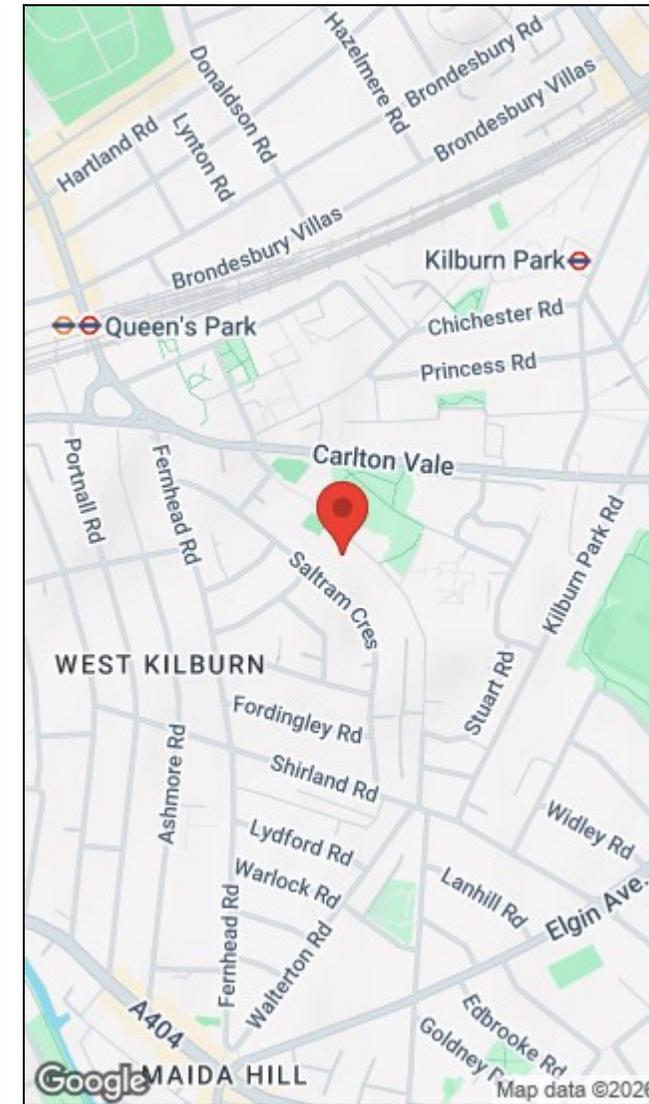
**Ground Floor**  
Floor Area 889 Sq Ft - 82.59 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 27/11/2024



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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