



# Malden Road, Kentish Town, NW5

Asking Price: £335,000

Benham  
& Reeves

# Malden Road, Kentish Town, NW5

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A well-presented one bedroom apartment arranged over the entire first floor of this Victorian conversion.

Flooded with natural light, the accommodation comprises an impressive 16'8 reception room with open plan kitchen, rear double bedroom and a fully tiled shower room.

Malden Road is perfectly placed for access to the eclectic mix of independent retailers and high street brands found in nearby Kentish Town, Camden Town and Belsize Park. The wide open spaces of Hampstead Heath and Primrose Hill are within easy reach, as are excellent transport links including Belsize Park and Chalk Farm underground stations (Northern line) and Kentish Town West overground station.

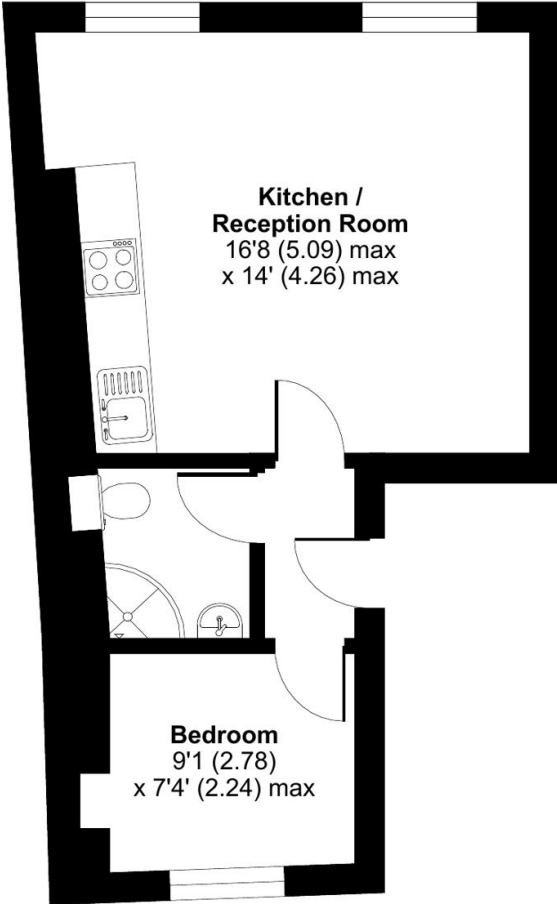
## Property Features:

- Double Bedrooms
- Shower Room
- Reception Room
- Open Plan Kitchen
- Residents Parking
- Chain Free



## Malden Road, London, NW5

Approximate Area = 330 sq ft / 30.6 sq m  
For identification only - Not to scale



FIRST FLOOR

### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | 72                      | 77        |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £335,000

Tenure: Leasehold  
Expires 18/04/2972  
Approximately 947 Years Remaining

## Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

Our reference: DMP250089

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