



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Malvern Mews, Maida Vale, NW6 5PT

Asking Price £865,000

Subject to Contract

- Freehold mews house
- Three bedroom
- Sizeable lounge and dining area
- Quartz worktops in kitchen
- Featuring a Sofia modern double ended freestanding bath
- Off street parking



Malvern Mews, NW6 5PT

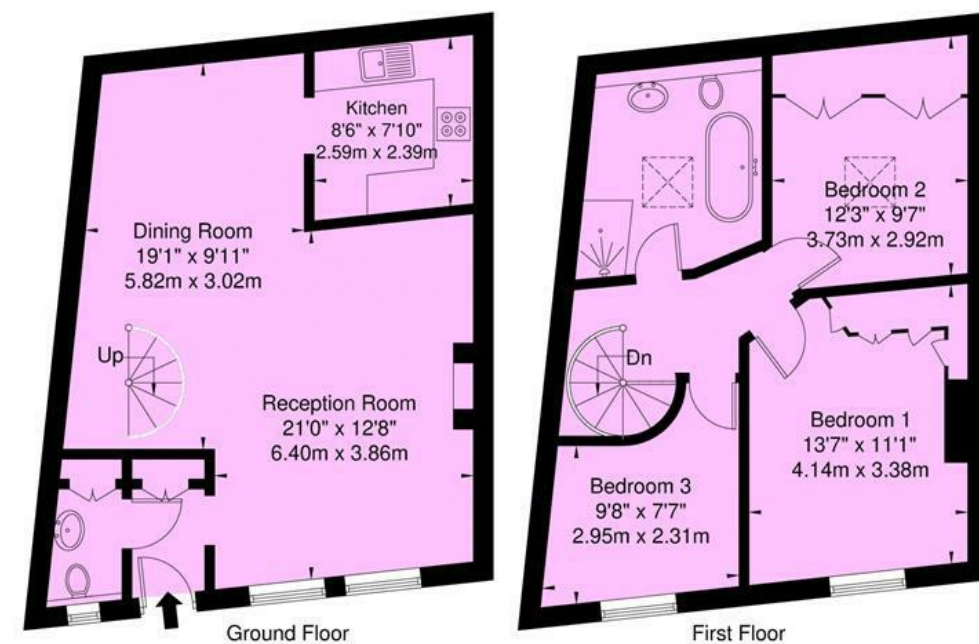
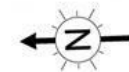
Stylish freehold mews home located on a private cobblestone street with off-street parking... this former stable has been beautifully refurbished and offers classic details along with a modern well-balanced mix. Just off of Malvern Road with its small parade of shops, Malvern Mews is a quiet, safe cobblestone street that is thoughtfully looked after by an active neighborhood association.

Park in front of your home and as you enter through the small vestibule, you are in the light-filled open plan lounge and dining space with warm wood floors underneath and recessed lights above. With great attention to details throughout including the impressive custom-built gallery wall to display books, art, and treasures. The kitchen makes for easy meal preparation and entertaining with Corian worktops, upscale Smeg appliances (including full fridge/freezer and hob), and full-size dishwasher for easy cleanup. Chic cloakroom with classic white subway tiles contrasted against the modern black floor tiles and Clever storage has been provided to keep items organized and hidden.

Striking spiral staircase to the first floor with three carpeted bedrooms, two of which are double, full family bathroom with a freestanding tub while peering at the skylight above or showering under the rain head shower behind a curvaceous glass screen.

Malvern Mews, London, NW6

Approx. Gross Internal Area = 94.3 sq m / 1016 sq ft



Ref: Copyright THEBLÉUPLAN
 Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Tenure Freehold

Price Asking Price £865,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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