

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

Malvern Road, Queens Park, NW6 5PZ

Asking Price £415,000

Subject to Contract

- Double bedroom with Secluded patio garden
- White high gloss fully fitted kitchen with compound resin worktops
- Marble effect tiling in modern bathroom
- Timber style flooring
- Sizeable reception room
- Dining area
- Low voltage lighting
- 240 year lease



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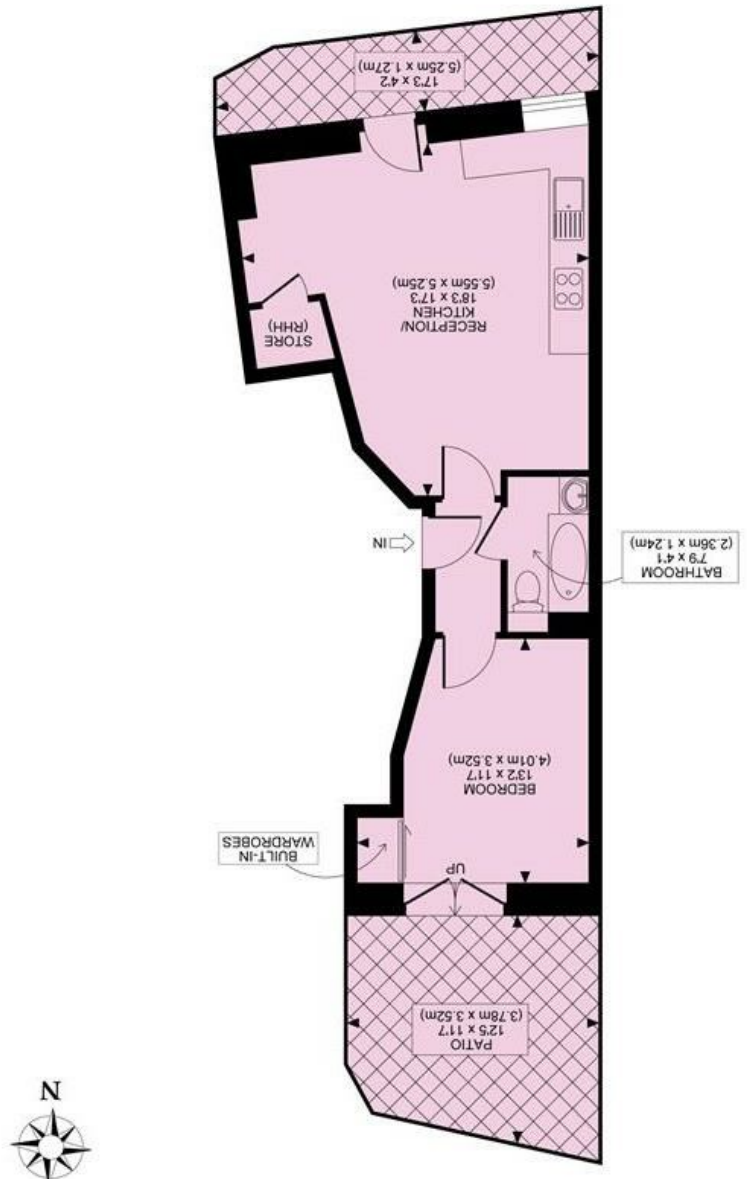


**Malvern Road, NW6 5PZ**

Architecturally designed & finished to a high specification... bright one double bedroom apartment with private secluded patio garden on the garden level of this modern style development. Entered via entry-phone intercom benefiting from high ceilings & low voltage lighting throughout, most conveniently located with all the amenities at your fingertips. The property offers over 448sqft of living/entertaining space comprising of bespoke fitted wardrobes in double bedroom, sizeable reception room, recess dining area, and contemporary white high gloss fitted kitchen with compound resin worktops and integrated appliances, marble effect tiling in a modern fitted bathroom.

Situated in the heart of the area, only a stone's throw of the bars/cafes, restaurants and shopping facilities of both Maida Vale & Queens Park.

REGAL COURT, MALVERN ROAD, NW6  
 TOTAL APPROX. FLOOR PLAN AREA 448 SQ.FT. (42 SQ.M.)  
 (EXCLUDING RESTRICTED HEAD HEIGHT)  
 LOWER GROUND FLOOR



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo  
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