

## Malden Road

Kentish Town, NW5



2  
BEDROOMS



1  
RECEPTION  
ROOMS



FITTED  
KITCHEN



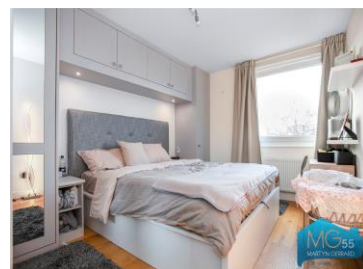
BALCONY



TRANSPORT  
LINKS



LEASEHOLD



A two double bedroom, duplex apartment on the third and fourth floor of this block close to Chalk Farm. The flat has been recently improved by the current owner and has a south-west facing private terrace accessed from the lounge. No upper chain complications.

Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441809. Registered Office: 197 Ballards Lane, London N3 1LP

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## Malden Road, Kentish Town, NW5

- Split-level
- Third and fourth floors
- Popular location
- Close to Shops
- Close to tube
- No upper chain

### THE OWNERS LOVE

"We loved fully refurbishing it to high standards when we moved in with wooden floors throughout, ample storage space and separate utility room which can be used as office space, modern appliances such as induction hob and wine cooler. It also has double glazing and a very sunny south west facing balcony overlooking the internal courtyard, ideal for al fresco dining. We hope you will love it as much as we have"

"It is walking distance to the best parks in London: Hampstead Heath, Primrose Hill, as well as Camden Town and many restaurants, take-away coffees and bakeries"

"Bus 24 in front of the door brings you straight into Leicester Square via Tottenham Court Road, it is a quick walk to Northern line, as well as the Overground, and trains to airports"

### WE'VE NOTICED

The property is located on the borders of Kentish Town, Camden Town, Chalk Farm and South End Green and benefits from a wealth of shops, restaurants and cafes.

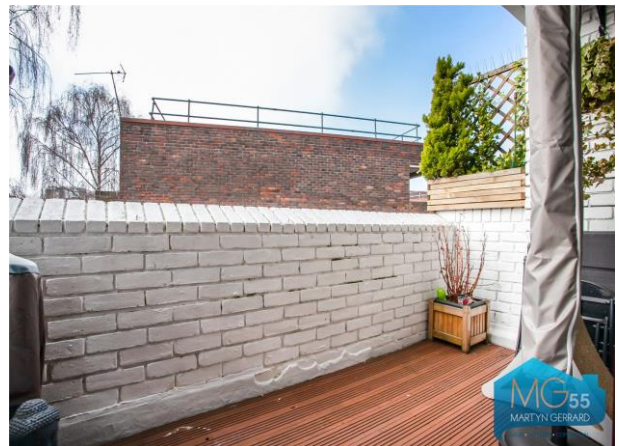
Convenient for transport links including Kentish Town West, Kentish Town Thameslink and underground, and only a short stroll to the green open spaces of Primrose Hill.



3RD FLOOR

4TH FLOOR

TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 SQ.M.)  
GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

A copy of the full EPC is available on request.

**Guide Price £545,000** Leasehold