



## 23 Malvern Road

, London, NW6 5PS

**Asking Price £395,000**



Flat 1 is held on a 125 year lease less three days from 1st May 1988 (thus approximately 89 years unexpired).

There is a second flat 2 available on the same lease terms, same asking price, both have identical floorplans.

View the virtual tour for this website first. Early viewing by Virtual Tour and negotiation is recommended initially.

**DESCRIPTION:**

Two bedroom first floor apartment

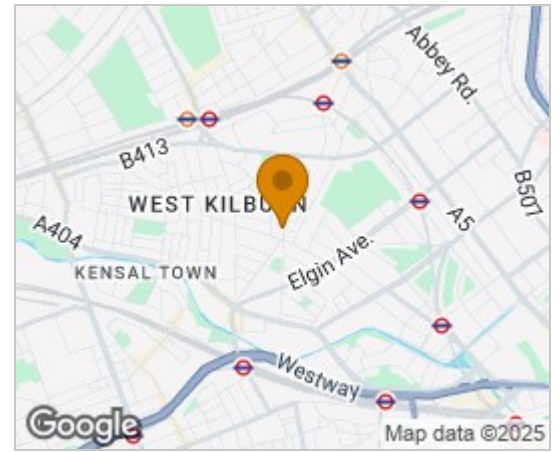
**TENURE:**

Leasehold. Flat 1 is held on a 125 year lease less three days from 1st May 1988 (thus approximately 89 years unexpired).

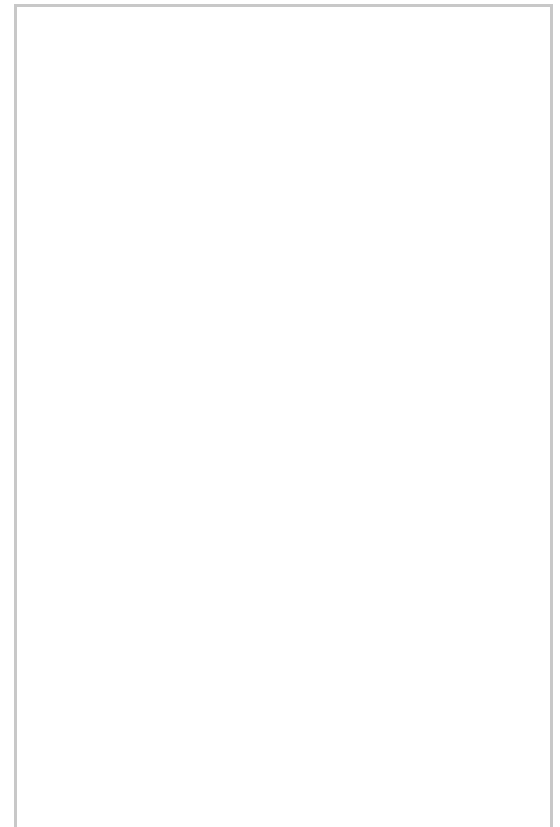
**LOCATION:**

The property is situated on Malvern Road close to local shops and amenities. The open space of Paddington Recreation Ground is within easy reach. Transport links are provided by Maida Vale underground station (Bakerloo line) and Queen's Park rail station.

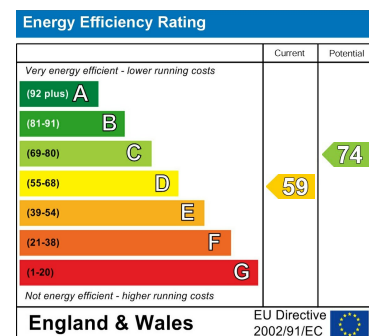
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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