

NEXUS COURT, NW6 £415.38 PER WEEK / £1,800 PER MONTH FURNISHED

A well-proportioned one-bedroom apartment in a modern purpose-built development with parking, in close proximity to Queens Park. This apartment is situated on the first floor of Nexus Court, which is located on a quiet residential road in NW6. It comprises of an open-plan kitchen/reception room, spacious principal bedroom with built in wardrobes, wooden flooring throughout and a good-sized bathroom. The property also features Juliette balconies in both the reception room and principal bedroom with lovely views of the communal gardens below. Nexus Court is located 0.3 miles from Queens Park Station and 0.9 miles from Maida Vale Station (Bakerloo line). Salisbury Road is also a short distance away with a range of independent cafes, bars, restaurants & shops. There is also fantastic open green space in Queens Park which offers tennis courts, pitch & putt course, children's playground and

Double Bedroom | Bathroom | Open Plan Kitchen/Reception Room | Juliette Balcony | Secure Bicycle Storage Space | Parking Space | Communal Gardens

Winkworth

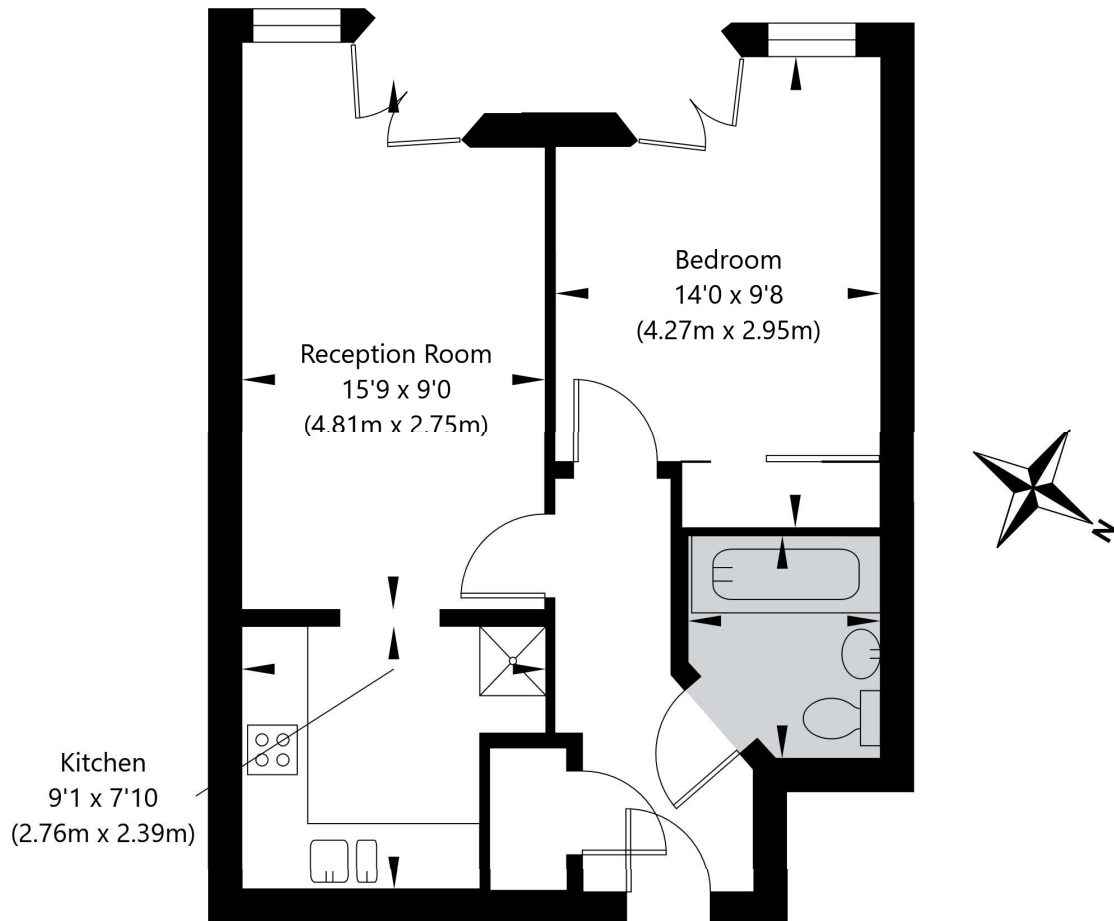
for every step...

winkworth.co.uk/maida-vale



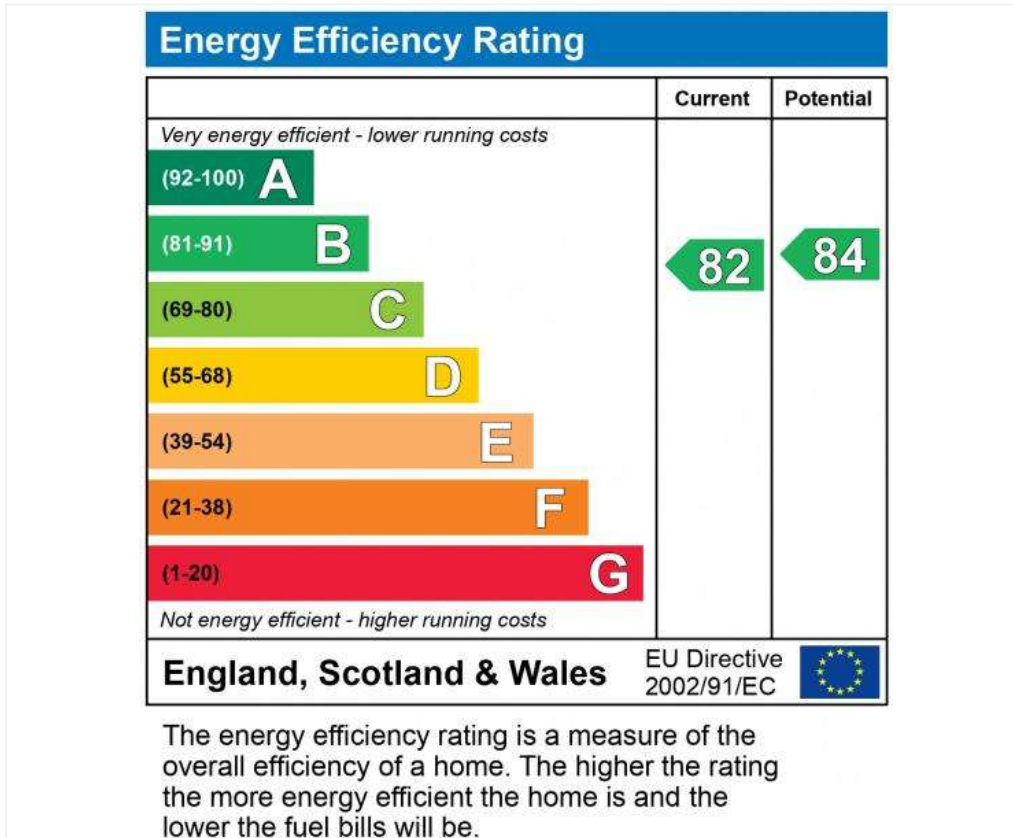
Nexus Court, Malvern Rd, London NW6 5AT

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 40.59 SQ M / 437 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 40.59 SQ M / 437 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK



Tenancy Deposit: £2,076.92

Holding Deposit: 1 weeks rent where the rent is up to £50,000 per annum, 2 weeks rent where the rent is over £50,000 per annum

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested



Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |

for every step...

winkworth.co.uk/maida-vale

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.