

**MALDEN ROAD NW5  
OFFERS IN EXCESS OF  
£635,000 LEASEHOLD**

**Offering for sale a delightful two bedroom flat set on the lower ground floor of a period building with direct access to a private rear garden.**





The property is set along Malden road, which is located off Prince of Wales Road, nearest tube station being Chalk Farm (Northern line) and close to Kentish Town West overground station, local bus services, shops, Primrose Hill, Belsize Park & all that Camden Town has to offer including Camden Market alongside The Regents Canal

This super flat comprises a kitchen which connects to a reception room, which has direct access to a private rear garden, a shower room and two bedrooms (one with an ensuite shower room and both with fitted wardrobes).

A word from the owner...."The flat is a calm and wonderful place to live. It's quiet inside and in the garden, which feels like a real escape in summer with morning sun and everything in bloom. The main bedroom gets lovely afternoon light, and the space feels cosy but spacious. The location's amazing - just a short walk to Hampstead Heath or Primrose Hill, with the buzz of Kentish Town nearby and quiet, friendly neighbours."

<b>TENURE:</b>	<b>250 Years Lease from and including 1<sup>st</sup> January 2020</b>
<b>GROUND RENT:</b>	£200p.a and increasing throughout the term of the lease
<b>SERVICE CHARGE:</b>	We have been advised by the owner none charged to date and they would pay 50% of a communal bill that arises - Unverified
<b>Parking:</b>	We have been advised by the owner permit required
<b>Utilities:</b>	The property is serviced by mains water, electricity, gas and sewage
<b>Broadband and Data Coverage:</b>	Ultrafast Broadband services are available via Openreach, G Network, Hyperoptic, Virgin Media with a good level of mobile phone coverage.
<b>Construction Type:</b>	We have been advised by the owner brick
<b>Heating:</b>	Gas
<b>Notable Lease Covenants &amp; Restrictions:</b>	Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to sub-let the flat unless as an Assured Shorthold Tenancy Agreement. Not to keep any animal or bird on the Property without the prior written consent of the Freeholder.

Council Tax: London Borough of Camden - Council Tax Band: D (£2,106.36 for 2025/26)











Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction.

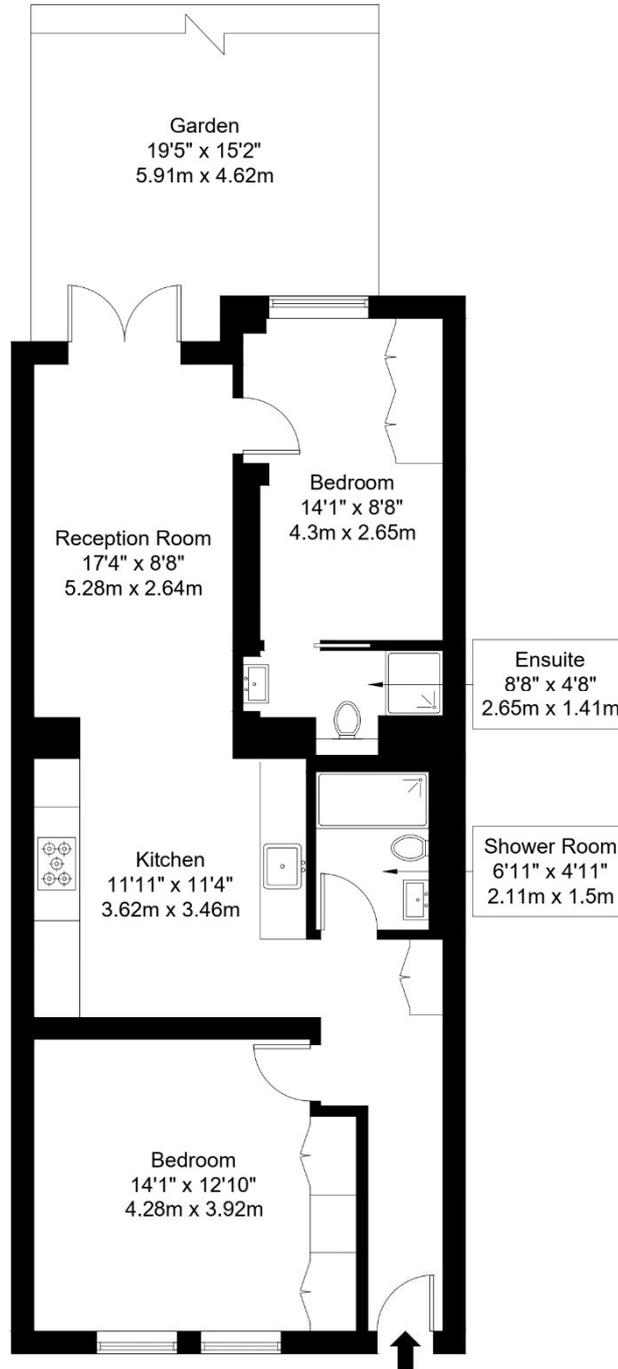
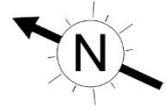
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Malden Road, NW5 4DA

Approx Gross Internal Area = 71.9 sq m / 774 sq ft

Garden = 26.1 sq m / 281 sq ft

Total = 98 sq m / 1055 sq ft



Lower Ground Floor

Ref :

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**B L E U  
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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