



## Malvern Road, London, NW6 5PZ

**£450,000**

Regal Court is a restored period building, occupying a commanding position in this very well located suburb of NW6.

Open plan living room with luxury fitted kitchen, solid wood flooring and doors, 2 double bedrooms, luxury bathroom suite and balcony.

Queen's Park tube station close by, you can be in the West End (Oxford Circus) in 15 minutes.

Little Venice, Regents Park and Hampstead are also all within easy reach of Regal Court.

GROUND RENT £350 PA / SERVICE CHARGE £2300 PA / LEASE 239 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- Restored period building
- 1st Floor
- Luxury finish throughout
- 2 Double bedrooms
- Balcony
- Heart of NW6
- Short walk to tube station

# Malvern Road, London, NW6 5PZ



REGAL COURT



BEDROOM 1



BEDROOM 2



KITCHEN



BEDROOM 1



RECEPTION ROOM

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RECEPTION ROOM



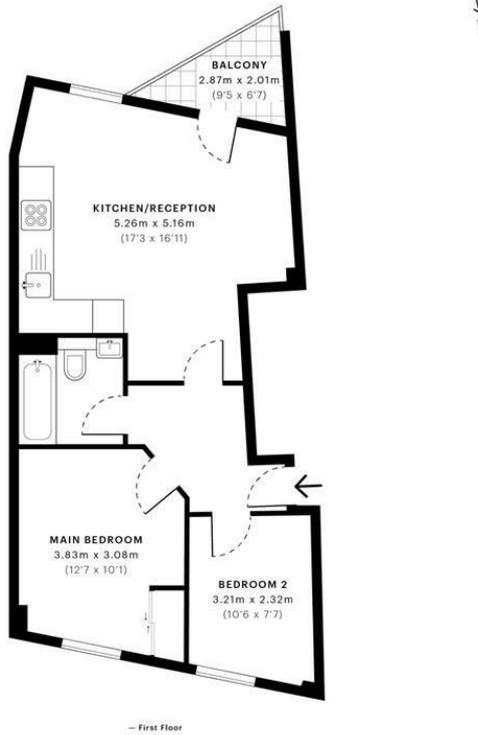
BATHROOM



BALCONY



BALCONY



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
49.78 sqm / 535.83 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes workrooms, restricted head heights  
47.94 sqm / 516.02 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas, etc.  
2.89 sqm / 31.11 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9m  
0.00 sqm / 0.00 sqft

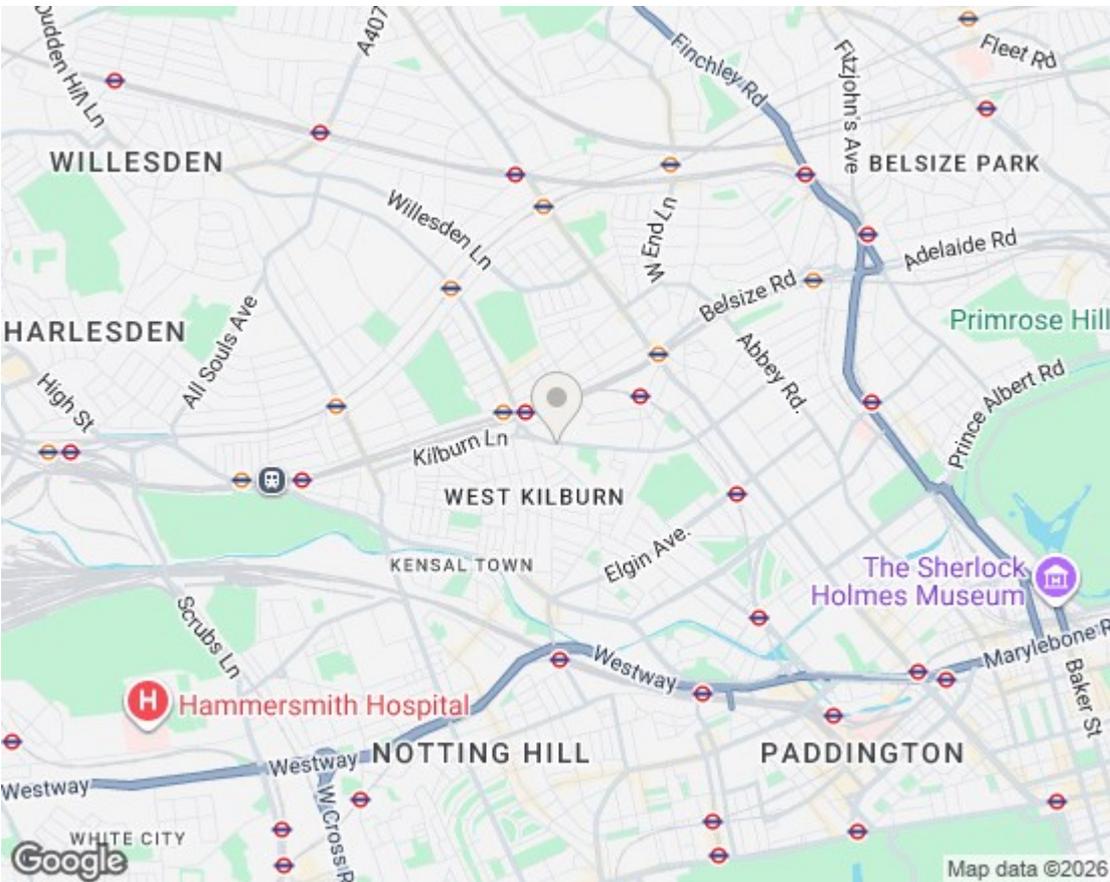
spec Verified

RICS Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 53.40 sqm / 574.79 sqft  
IPMS 3C RESIDENTIAL: 51.70 sqm / 557.14 sqft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.