

# MATTHEW JAMES

Residential Sales • Lettings • Management



Malden Road, Kentish Town, NW5 4DH

**Asking Price £375,000**

An impressive one double bedroom flat on the second floor of a purpose built block with lift and stairs access. This lovely property is within easy walking distance of the green open spaces of Primrose Hill and Hampstead Heath as well as Camden Towns famous street market with it's wonderful selection of shops and eateries and its canal which offers a pleasant walk up to Regents Park. Conveniently located for both Chalk Farm and Kentish Town West stations this bright and well decorated property offers a good sized living room with space for both dining and lounge areas, a well fitted modern kitchen with breakfast bar, bathroom/w.c., a double bedroom and a private balcony with space for a table and chairs, plenty of fitted storage cupboards throughout - including internal bike storage - as well as double glazed windows, wood flooring and a long lease (103 years) with both heating and hot water included within the service charge.

## Second Floor

Lift and stair access.

## Entrance Hall

Three large fitted storage cupboards, media points. Steps up to .....

## Third Floor Landing

Three fitted storage cupboards and entrance intercom.

## Living Room



A naturally bright room with direct access to a private balcony and ample space for both lounge and dining areas. Media points.

## Kitchen



A range of fitted wall and base units finished in high gloss white with wood work surfaces and a breakfast bar area. Appliances include an oven and four ring hob with overhead extractor canopy, fridge freezer and washing machine. Finished in ceramic splashback tiling and floor tiles.

## Double Bedroom



A good sized bedroom with a deep fitted storage cupboard.

## Bathroom / W.C.



A white suite comprising of a panel enclosed bath with wall mounted adjustable shower, wash hand basin set in a vanity unit and w.c. Finished in white splash back wall tiling and wood floor and two casement windows.

## Exterior



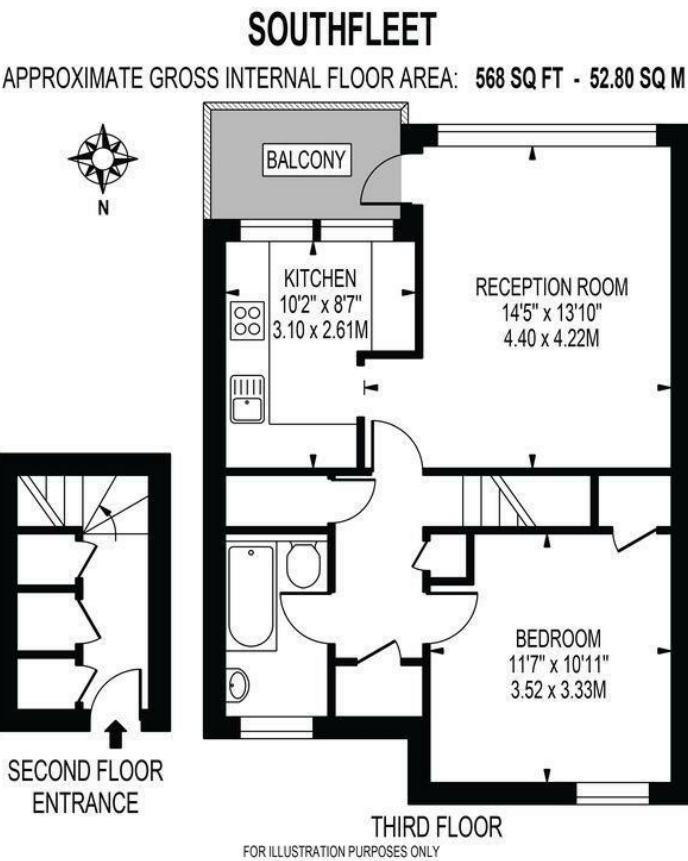
Private balcony with space for a small table and chairs.

## Additional Information



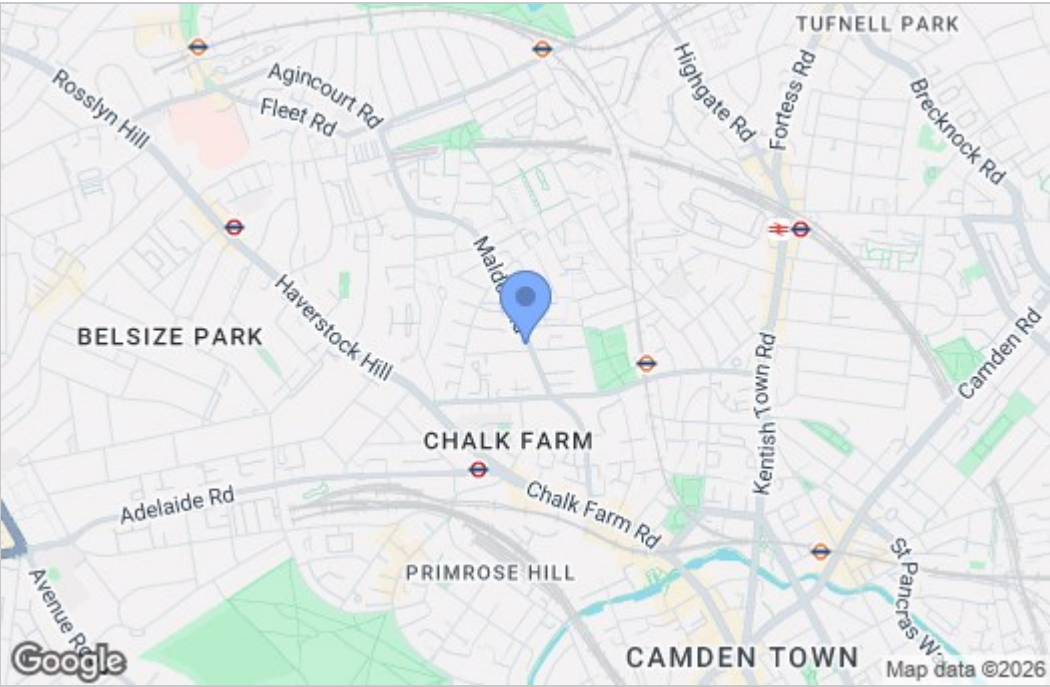
Leasehold (103 Years Remaining)  
Service Charges £204.36 per month (Estimated for  
2027) TO INCLUDE HEATING AND HOT WATER  
Ground Rent £10 Per Annum  
Council Tax Band B

Floor Plan

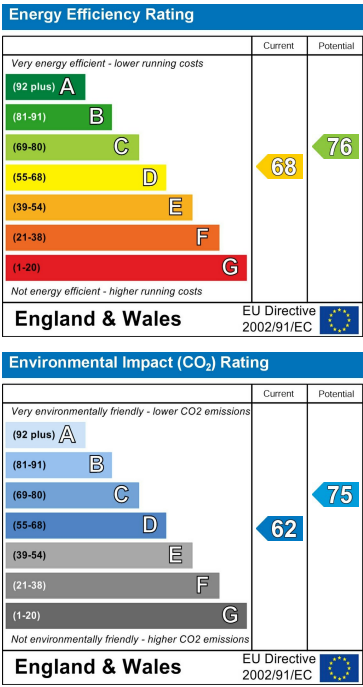


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Area Map



Energy Efficiency Graph



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