

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



25 Malden Road

Kentish Town, London, NW5 3HZ

Asking Price £319,000



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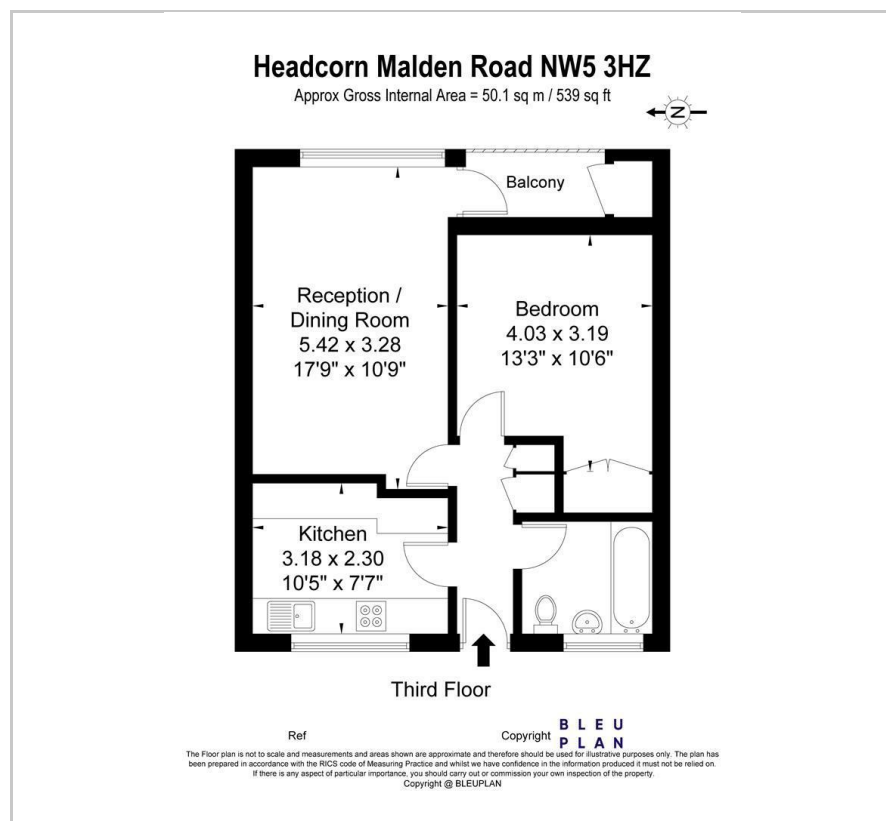


C

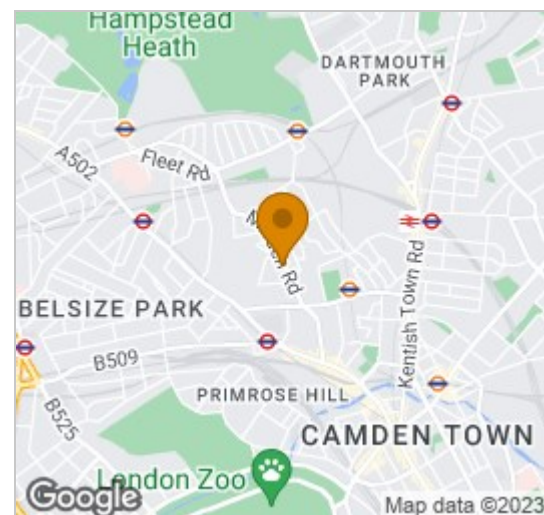
Council Tax: B



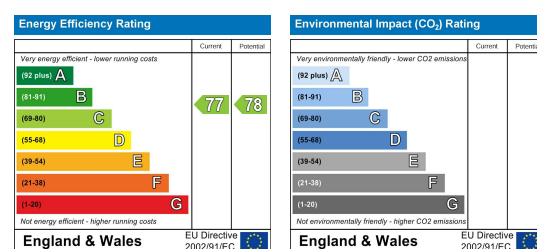
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Camden Office on 020 7916 0313 if you wish to arrange a viewing appointment for this property or require further information.

- 1 Bedroom Flat For Sale
- Excellent Transport Links
- Double Glazed Throughout
- Priced for a quick sale
- Ex-Local Authority
- Excellent Location
- Spacious 539 SqFt / 50.1SqM
- Covered Balcony
- In need of some Modernisation
- This property produces 1.3 tonnes of CO<sub>2</sub>

Hunters Camden and Kentish Town, are delighted to offer this 1 Bedroom flat For Sale, the property is situated on the 3rd floor in a purpose-built block with lift access, on Malden Road, and has excellent transport links via Bus routes, Kentish Town West, and Chalk Farm Stations with shops bars and restaurants on Malden Road. The property is very spacious (539 SqFt / 50.1SqM) comprising a Bedroom, Kitchen, Separate with access to a private covered balcony and a Bathroom. The EPC rating is C making this a good insulated and energy-efficient property. Ideal for investors or anyone looking to relocate to the area.

Hot Water & Heating Contribution £1650  
EPC Rating C



## MATERIAL INFORMATION

**Tenure:** Leasehold  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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