

**HUNTERS**<sup>®</sup>  
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# Malvern Road, London

£2,400

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Nestled on the charming Malvern Road in London, this delightful flat conversion offers a perfect blend of modern living and comfort. Spanning an impressive 738 square feet, the property boasts a well-designed layout that maximises space and light.

Upon entering, you are greeted by a welcoming reception room, ideal for both relaxation and entertaining guests. The flat features two generously sized bedrooms, providing ample space for rest and privacy. The contemporary bathroom is thoughtfully designed, ensuring convenience and style.

This property benefits from modern construction standards, offering energy efficiency and contemporary finishes throughout. The location on Malvern Road places you within easy reach of local amenities, parks, and excellent transport links, making it an ideal choice for both professionals and families alike.

This flat conversion is not just a home; it is a lifestyle choice, offering the perfect setting for those who appreciate the vibrancy of London living while enjoying the comforts of a modern abode. Whether you are looking to buy or rent, this property is a must-see for anyone seeking a stylish and convenient living space in the heart of the city.

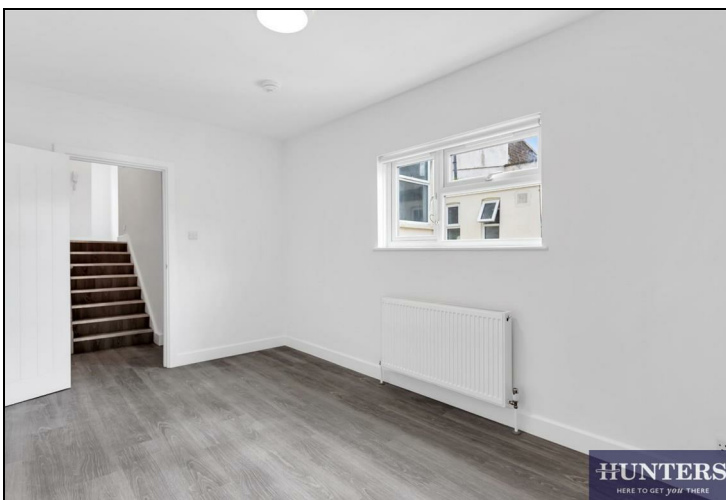
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadlettings@hunters.com | www.hunters.com



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## KEY FEATURES

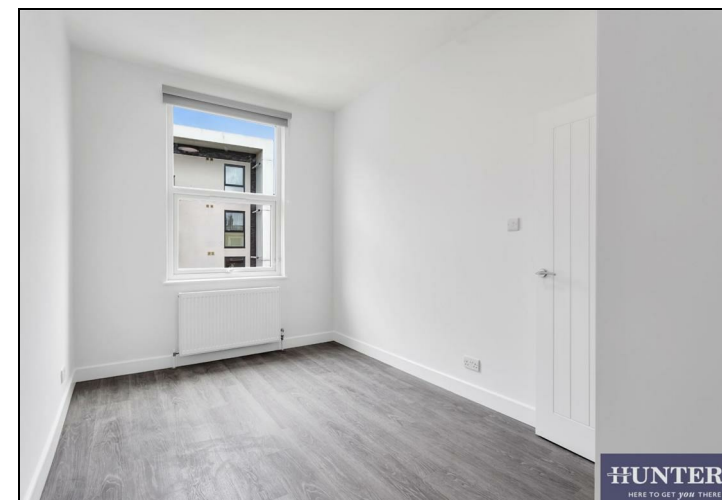
- Spacious 2-bedroom flat
- Modern bathroom design
- Bright reception room
- Contemporary conversion style
- Located on Malvern Road
- Close to local amenities
- Easy access to transport
- Viewing highly recommended



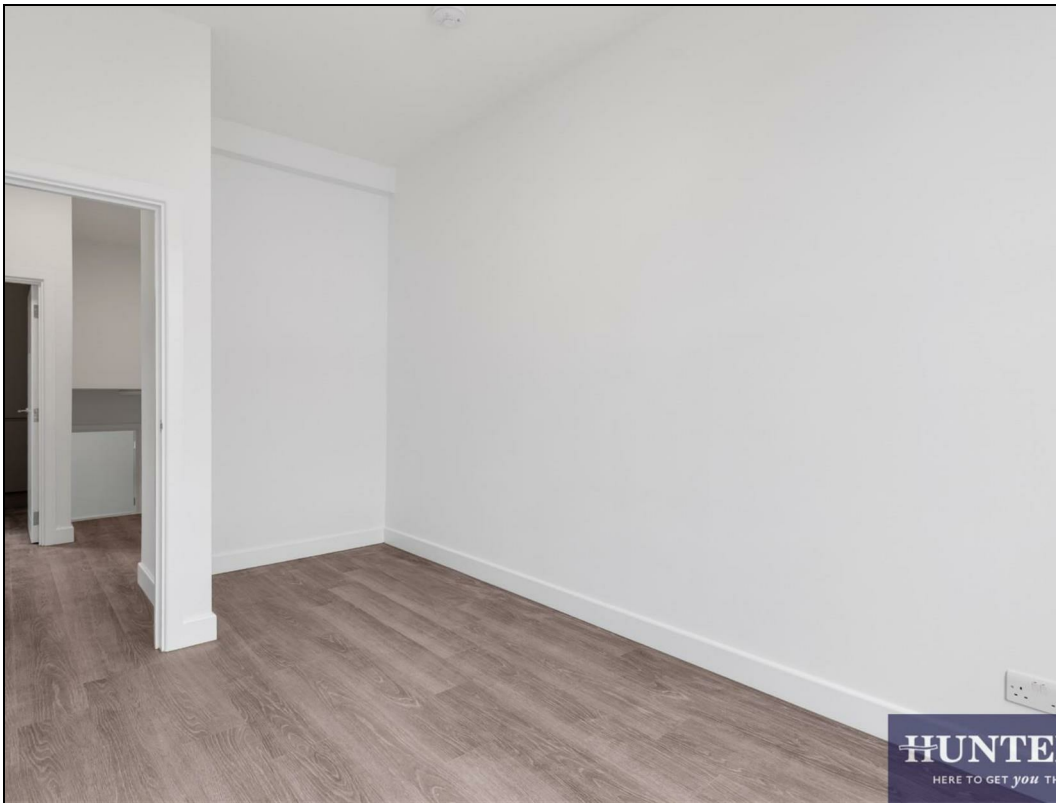
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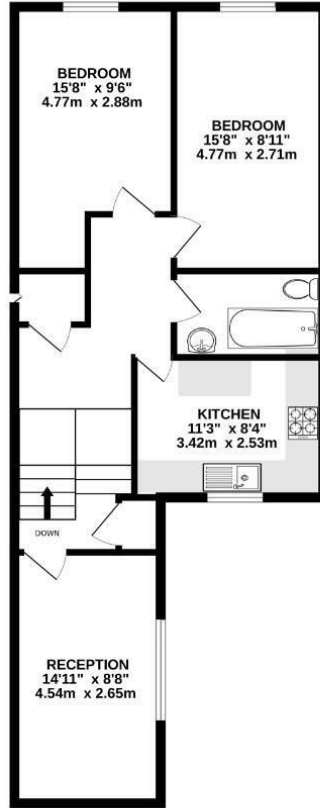
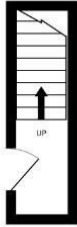


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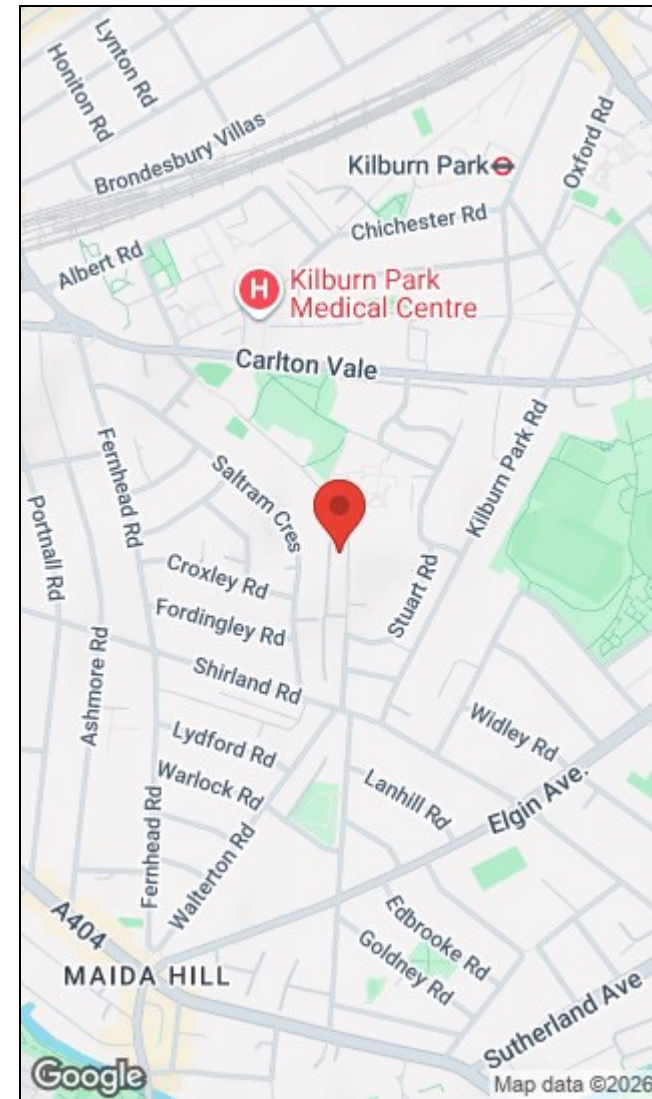
SECOND FLOOR  
SCALE 1/4" = 1'-0"

FIRST FLOOR  
SCALE 1/4" = 1'-0"



TOTAL FLOOR AREA: 738 sq.ft. (68.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 10/2020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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