



HUNTERS[®]
HERE TO GET *you* THERE

 3  1  1  B

Malvern Road, London

Per Month £3,000 Per Month



A stylish ground-floor three-bedroom apartment, ideally located just moments from excellent transport links. This well-appointed property features three spacious double bedrooms, a contemporary bathroom, and a generous open-plan kitchen/living area, perfect for modern living.

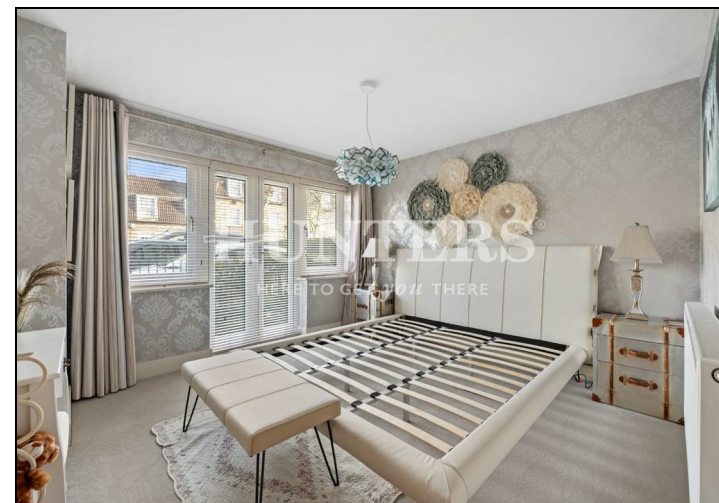
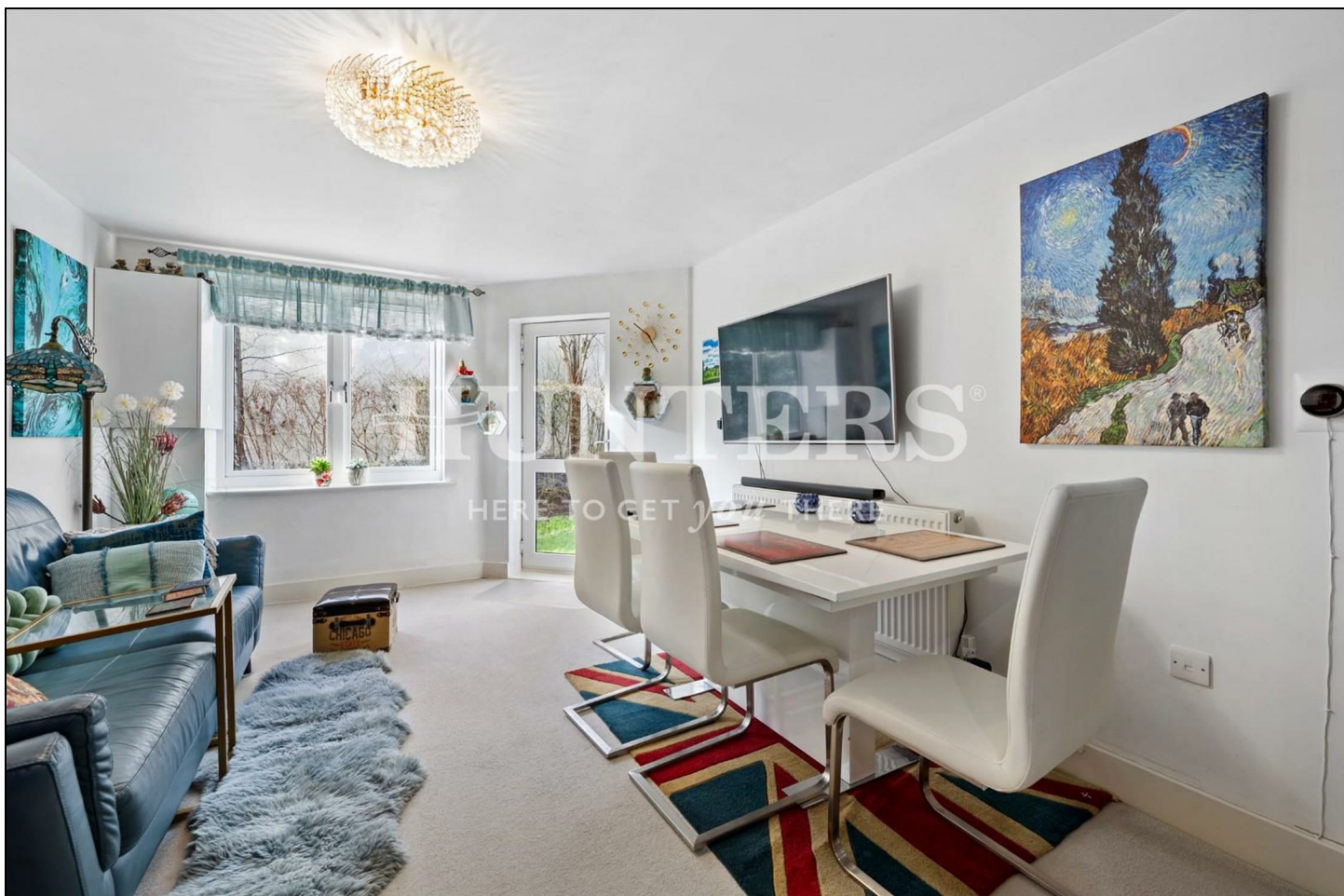
Additional highlights include a private outdoor space for your exclusive use, as well as access to communal gardens.

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



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.

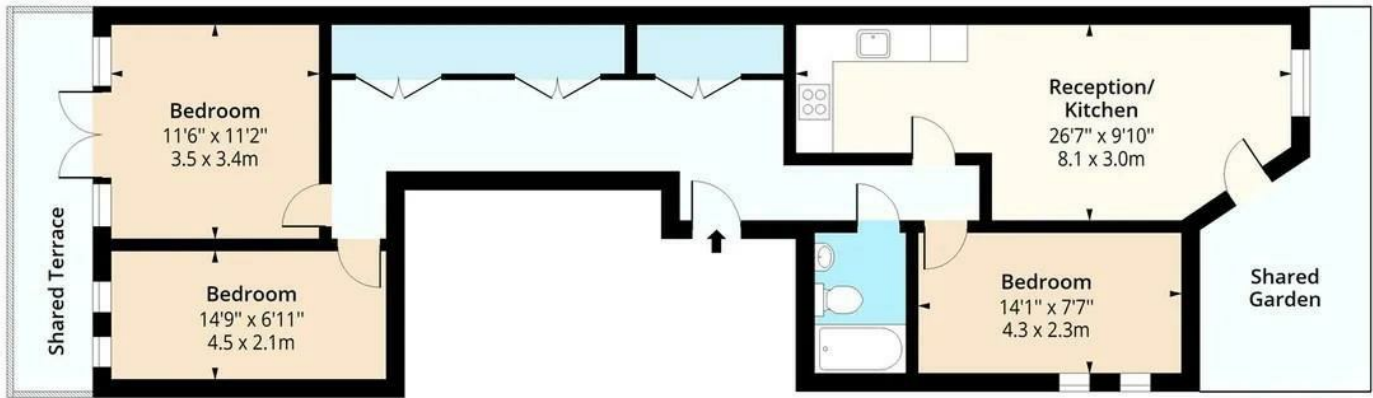
KEY FEATURES





Nexus Court, NW6

Approx. Gross Internal Area 889 Sq Ft - 82.59 Sq M
Approx. Gross Terrace Area 87 Sq Ft - 8.08 Sq M



Ground Floor

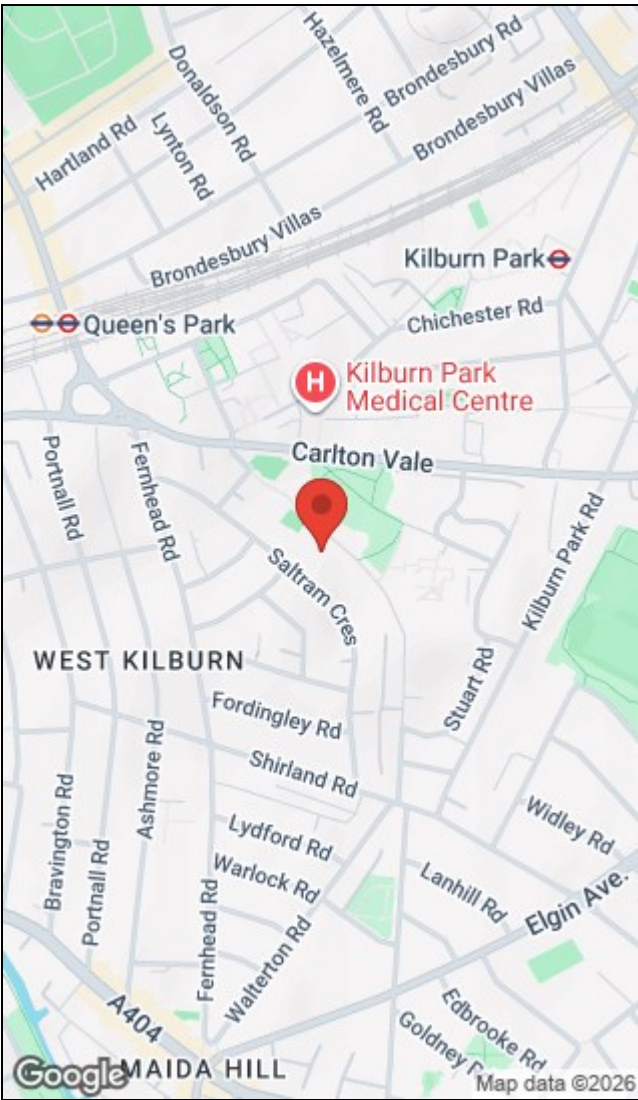
Floor Area 889 Sq Ft - 82.59 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 27/11/2024



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

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



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.