

For Sale

Malden Place, Chalk Farm, NW5

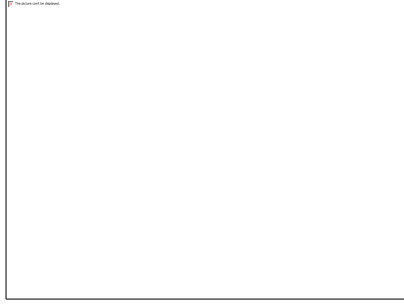
A well-presented one double bedroom conversion with lovely modern kitchen open plan reception, fully tiled bathroom, dressing area with large fitted wardrobe and access to a very sunny terrace. The property has a modern feel with wooden floors, high ceilings and large windows giving lots of light throughout. Conveniently located between Chalk Farm, Belsize Park & Kentish Town, short walk from Hampstead Heath, Primrose Hill & Camden. Easy access to Holborn, Kings Cross, Euston, Islington, Angel, The City & West End



- Rear Terrace
- Period Conversion
- Modern
- Ample Storage
- Wood Floors
- Convenient Location
- Bright & Spacious

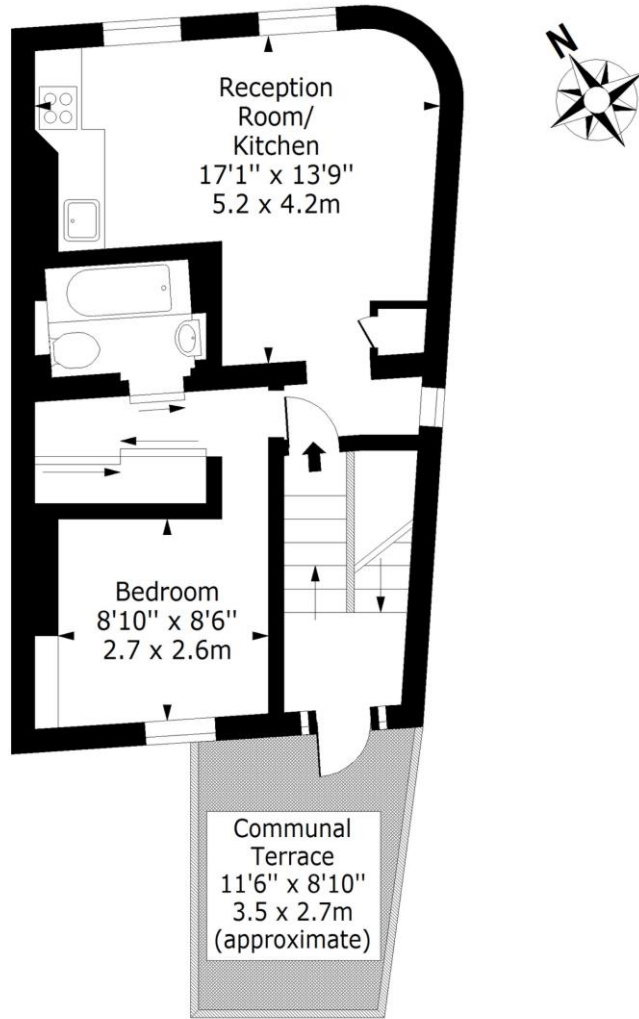
£399,950 leasehold with share of freehold
Subject to Contract

Malden Place, Chalk Farm, NW5



Malden Place, NW5

Approx. Gross Internal Area (Including Terrace) 493 Sq Ft - 45.80 Sq M
 Approx. Gross Internal Area (Excluding Terrace) 397 Sq Ft - 36.88 Sq M



Second Floor

Floor Area 397 Sq Ft - 36.84 Sq M

For Illustration Purposes Only - Not To Scale
www.lpaplus.com

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	81
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT WITH AGENTS ROCHESTER PLACE

161 Kentish Town Road, Camden, London, NW1 8PD T: 020 7284 4747 E: info@rochesterplace.co.uk W: www.rochesterplace.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROCHESTER PLACE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.
Written quotations available on request. All loans secured on property. Life assurance is usually required.