




## Malvern Road ,London NW6 5AT £350 Per Week

Located in the Queens Park /Maida Vale borders is this fantastic 1 bedroom purpose built apartment . Positioned on the ground floor of this modern block with private patios leading on to communal gardens the spacious accommodation further benefits from , Solid oak wood flooring throughout , Modern kitchen with built in appliances open plan to the spacious reception room, full gas central heating and double glazing throughout , fully tiled bathroom suite with bath and separate shower enclosure , secure entryphone system serving the immaculate communal areas and permit parking available on street . Located just a short walk to Queens Park station and within easy access to the M 40 serving access to London's West End and the West towards Heathrow we urge your immediate viewing to avoid disappointment Northwest 6 0207 328 2320 .

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