

# HOMESFORTH



**Auction**

## 1 bed flat to buy in NW6

Malvern Road, London, NW6 5PU

**£340,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ Close to tube
- ✓ Ground Floor Entrance
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Charming 1-Bedroom Ground Floor Apartment with Potential in Period Conversion

Nestled in the heart of Malvern Road, NW6, this delightful one-bedroom ground-floor apartment offers a unique opportunity to create your dream home. Situated within a characterful period conversion, the property exudes charm and features high ceilings, large windows, and a spacious layout. While the apartment would benefit from modernisation, it provides a blank canvas to truly make it your own. The existing layout offers versatility, with potential to reconfigure into a two-bedroom home (subject to planning and regulations). Key features include:

Generously sized bedroom and living area

Period features and high ceilings

Private ground-floor access

Ample potential for reconfiguration and updates

Located on a vibrant street with excellent transport links, shops, and local amenities nearby, this property is perfect for first-time buyers, investors, or those seeking a project to maximise value. Don't miss this chance to own a property full of potential in a highly sought-after NW6 location.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 106

Price: Starting Bid £340,000

Property Type: Flat

Parking: On Street, Permit Parking

Year built: 1900

Construction materials: Brick and block

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

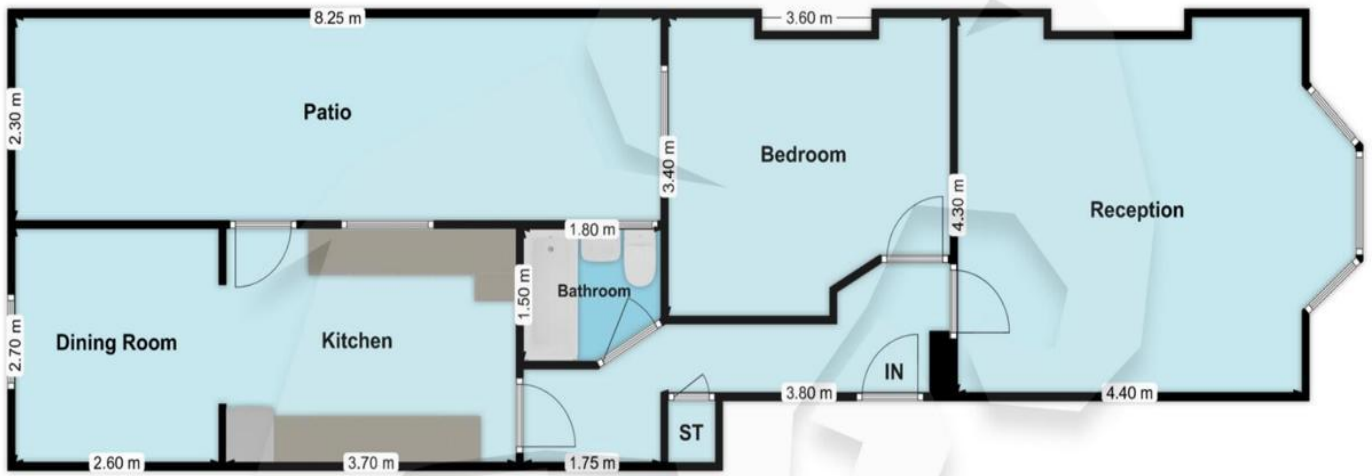
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Total Property Floor area approx. 59 m<sup>2</sup> (plus 18 m<sup>2</sup> patio).

This Floor Plan should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Malvern Road, London, NW6 5PU

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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