



ALLEN GOLDSTEIN

**Southfleet, Malden Road, London**  
**£490,000**

2 bedroom apartment for sale | Leasehold **SOLD**

This superb first floor maisonette in excellent condition and finished to a high standard, is arranged over two floors of a purpose-built block with lift. The property is a stone's throw from the Round House and Camden Stables Market. The famous Hampstead Heath is nearby with Primrose Hill Village, with its artisan shops and restaurants and the wide-open space of Primrose Hill. Excellent transport links include Chalk Farm Tube (Northern Line) and Kentish Town West (Overground) along with an array of bus routes.

The property is spacious throughout, including two double bedrooms, an additional third room, perfect to have an office/study, a sunny south-facing living room with French doors opening to a balcony with flower boxes. The living room also has a sliding door for access to the kitchen. The kitchen has space for a small dining table and the appliances (oven, dishwasher, fridge-freezer, microwave oven and washing machine are all included in the sale) It has a roomy entrance hall with two good sized storage cupboards. The stairs are newly carpeted and lead to two newly carpeted double bedrooms each with a wall to floor fitted "Sliderobes" wardrobe with mirror. The windows and external doors are all double glazed with PVC frames. The bathroom is fully tiled with shower and shower screen fitted over the bath.

Further features include ample storage, wooden laminate flooring throughout the living space, double glazed windows throughout, on street residents parking available and the option to have private off-street parking.

No onward chain.

All furniture and fixtures are available to buy at very reasonable prices.

EPC rating: D  
Council Tax: Band B  
HMO licence: May 2023 to 2028 ( maximum 4 persons forming max of 2 households)

Tenure: Leasehold (102 years)  
Ground Rent: £10 per year  
Service Charge: £336 per month





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	72
EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		