



NEXUS COURT, LONDON, NW6 £395,000 LEASEHOLD

A well-proportioned one-bedroom apartment in a modern purpose-built development with parking, in close proximity to Queens Park. This apartment is situated on the first floor of Nexus Court, which is located on a quiet residential road in NW6. It comprises of an open-plan kitchen/reception room, spacious principal bedroom with built in wardrobes, wooden flooring throughout and a good-sized bathroom. The property also features Juliette balconies in both the reception room and principal bedroom with lovely views of the communal gardens below. Nexus Court is located 0.3 miles from Queens Park Station and 0.9 miles from Maida Vale Station (Bakerloo line). Salisbury Road is also a short distance away with a range of independent cafes, bars, restaurants & shops. There is also fantastic open green space in Queens Park which offers tennis courts, pitch & putt course, children's playground and café.

Double Bedroom | Bathroom | Open Plan Kitchen/Reception Room | Juliette Balcony | Secure
Bicycle Storage Space | Parking Space | Communal Gardens | Leasehold

Winkworth

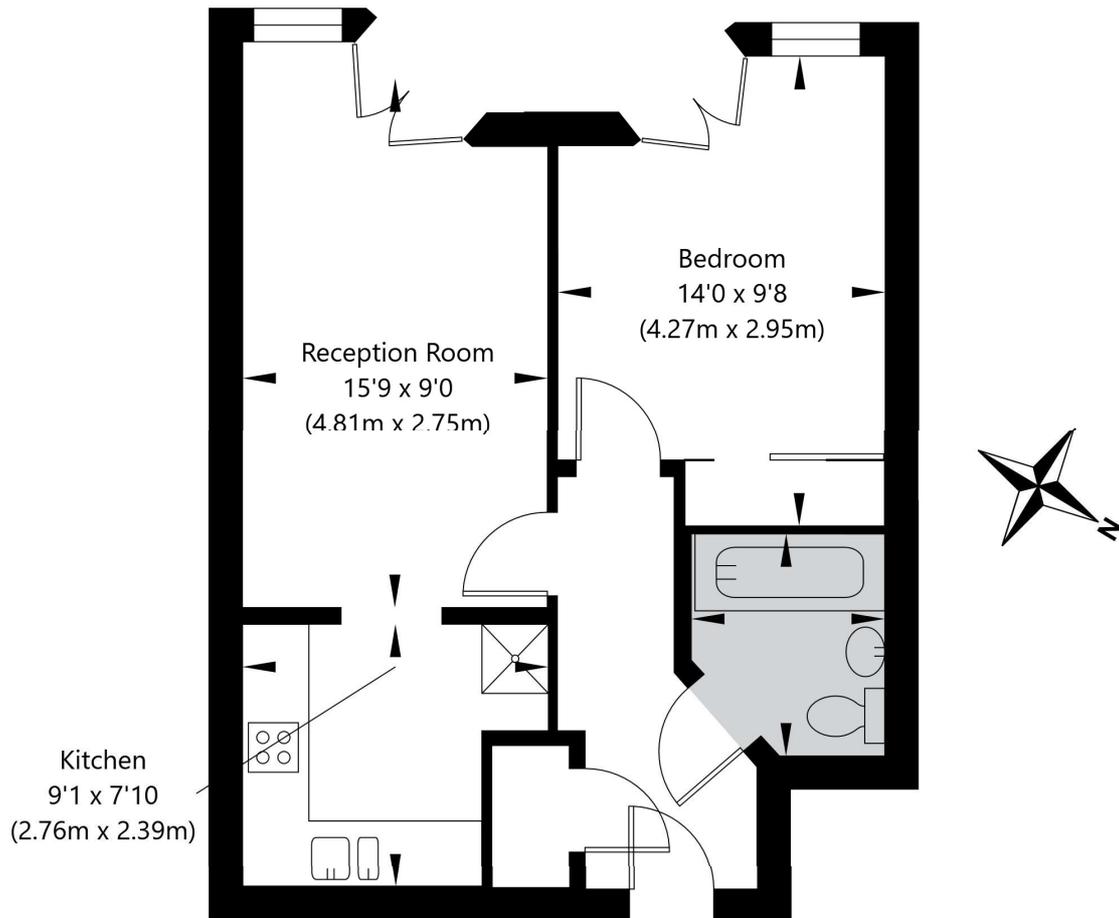
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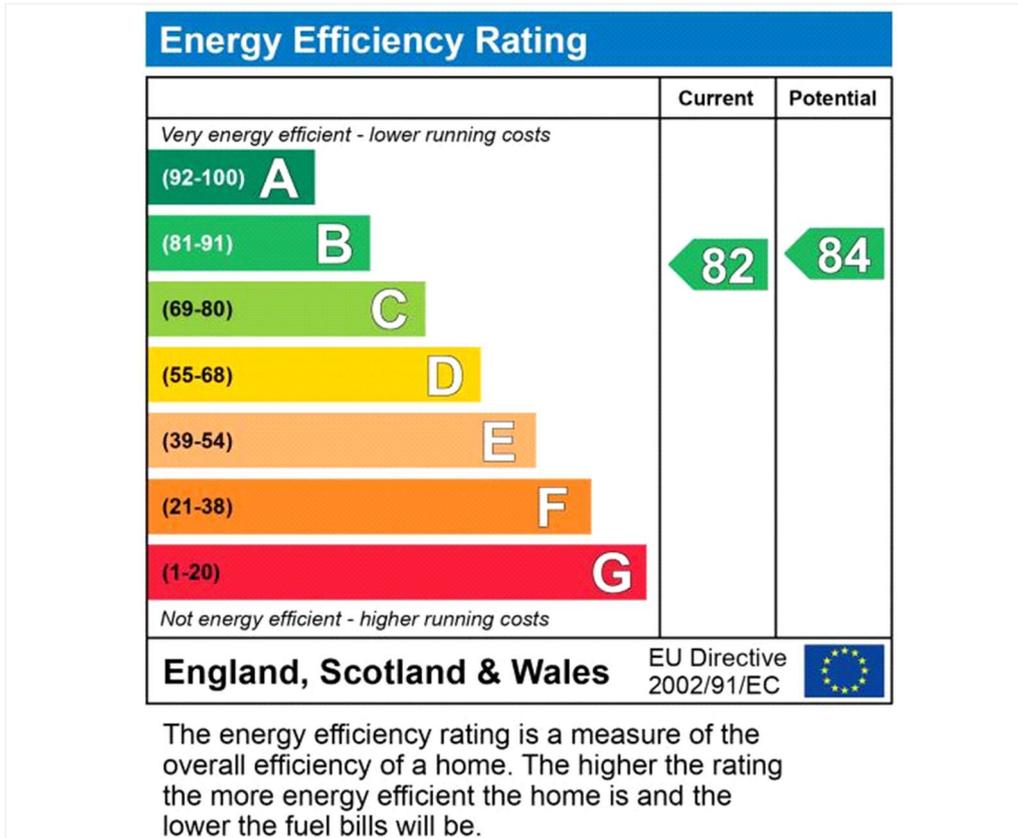
Nexus Court, Malvern Rd, London NW6 5AT

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 40.59 SQ M / 437 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 40.59 SQ M / 437 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Tenure: Leasehold

Term: Expires - 01/01/2134

Service Charge: £2,967 per annum

Ground Rent: £ 400 Annually (subject to increase)

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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West Hampstead | 142 West End Lane, London, NW6 1SD | 020 7483 7602 |

westhampstead@winkworth.co.uk

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