



## **Regal Court, Malvern Road, London, NW6 5PZ**

**£480 Per Week**

A lovely 2 bedroom first floor apartment comprising of reception room with access to a balcony, modern fitted kitchen and luxury bathroom suite.

'REGAL COURT' is a restored period building occupying a commanding position within this sought after suburb of NW6.

With Queens Park underground station very close by, you can be in the West End (Oxford Circus) in 15 minutes.

Little Venice, Regents Park and Hampstead are also all within easy reach of this development.

Comes furnished.

PROPERTY AVAILABLE FROM 18.08.2025

- Restored Period Building
- 1st Floor Apartment
- Luxury Finish Throughout
- 2 Double bedrooms
- Balcony
- Available From 18.08.2025
- Heart Of NW6
- Short Walk To Tube Station
- Comes Furnished

## Regal Court, Malvern Road, London, NW6 5PZ



RECEPTION ROOM



RECEPTION ROOM



KITCHEN



BEDROOM



BEDROOM



BEDROOM



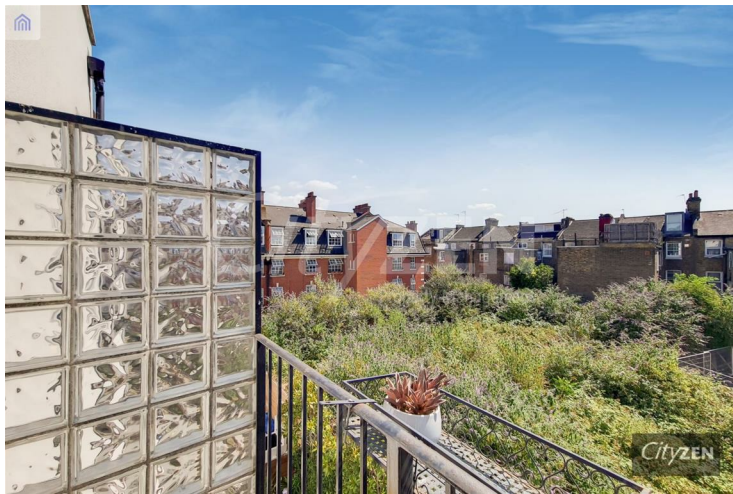
## Regal Court, Malvern Road, London, NW6 5PZ



BEDROOM



BATHROOM



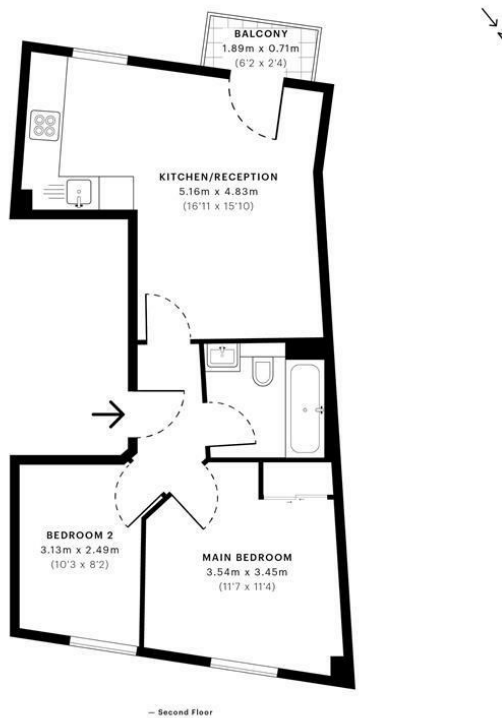
BALCONY



REGAL COURT



VIEW FROM BALCONY



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
45.31 sqm / 487.71 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes mezzanines, partitioned head height  
43.73 sqm / 470.71 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
1.35 sqm / 14.53 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

SPES 30 RESIDENTIAL, 47.07 sqm / 509.89 sqft  
SPES 30 RESIDENTIAL, 46.06 sqm / 495.79 sqft  
SPES 30: 62cacc581b8c170dd564372de

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	78
(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		

England & Wales

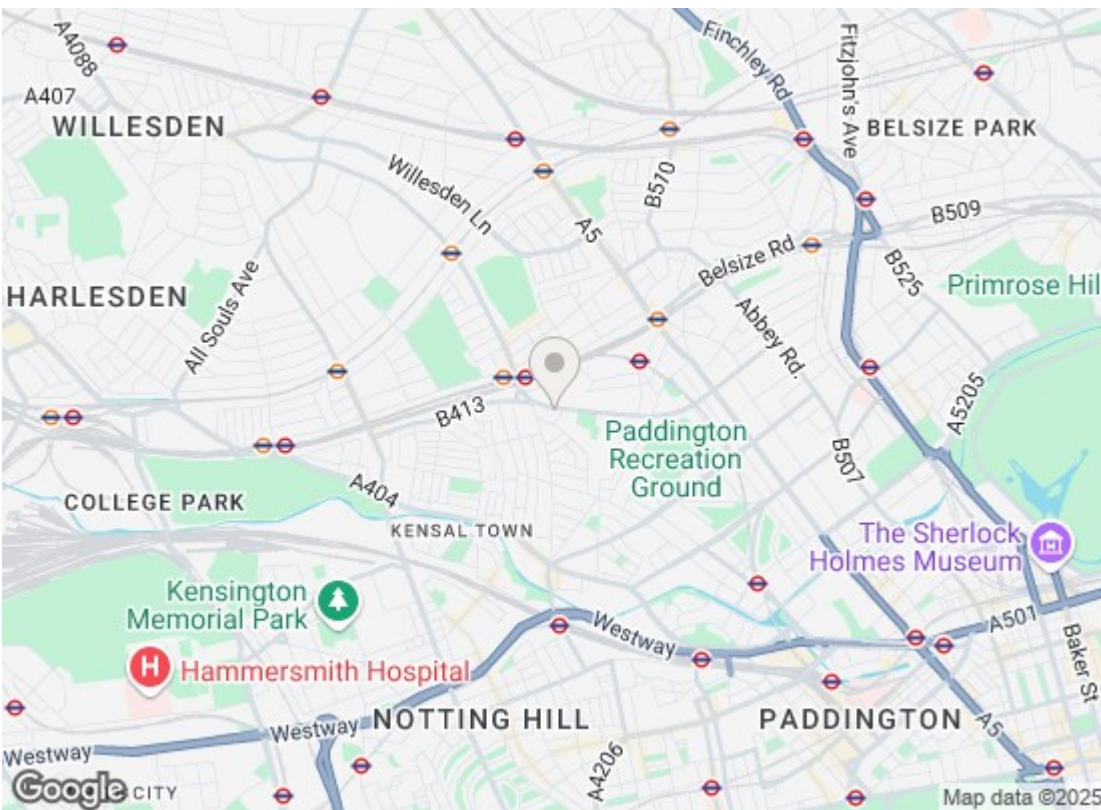
EU Directive  
2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <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 environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive  
2002/91/EC



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.