



29 Malvern Road, Maida Vale, London, NW6 5PS

Offers In Excess Of £1,300,000

Prime Investment Opportunity in Maida Vale

Curtis and Parker are thrilled to present this exceptional investment opportunity, tailor-made for savvy investors seeking substantial returns and strategic growth. Nestled in the heart of Maida Vale, this freehold block of flats offers a rare chance to capitalize on both immediate income generation and long-term profit potential.

Income Generating: Two self-contained two-bedroom flats on the 1st and 2nd floors ensure steady rental income, while the basement, currently leased to the post office, provides additional revenue streams.

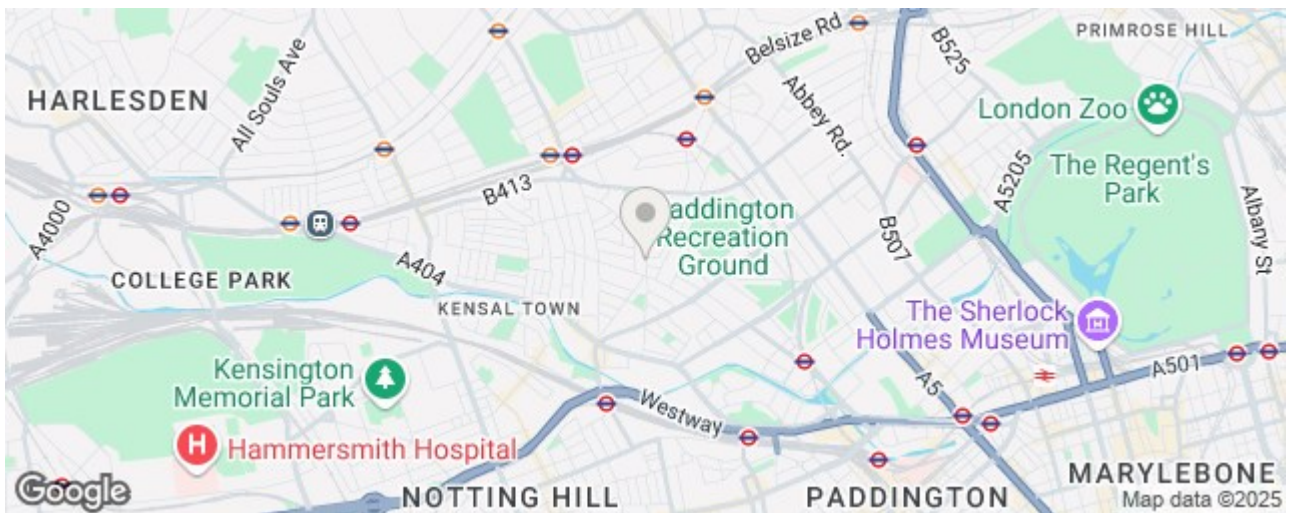
Expansion Potential: Unlock the property's full potential with the option to extend into the loft, subject to planning permission. This presents the possibility of adding another lucrative flat, further boosting rental yields or resale value.

Desirable Location: Situated on Malvern Road, residents enjoy easy access to local shops, amenities, and the sprawling greenery of Paddington Recreation Ground, enhancing the property's appeal to tenants or buyers.

Transport Links: Maida Vale underground station (Bakerloo line) and Queen's Park rail station ensure seamless connectivity to central London and beyond, adding to the property's attractiveness for potential tenants or buyers.

Diverse Portfolio Addition: Ideal for investors looking to diversify their portfolio, this freehold property offers a mix of residential and commercial spaces, providing stability and potential for growth.

Priced attractively for the discerning investor, this property represents a compelling opportunity to enter the lucrative Maida Vale market. Don't miss your chance to secure this prime investment - contact Curtis and Parker today to arrange a viewing and seize this exceptional opportunity for wealth accumulation.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	49-54	E	41-50
F	39-48	F	51-60
G	35-38	G	61-70

England & Wales
EPC Rating: 2020-2025