



Albion Court, Albion Place W6



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DOUBLE BEDROOM

OPEN PLAN RECEPTION/KITCHEN/BREAKFAST ROOM

EN SUITE BATHROOM

JULIET BALCONY

EXCELLENT LOCATION

EPC RATING: C 75

COUNCIL TAX BAND D

LEASE LENGTH: 992 YRS APX

SERVICE CHARGE: £1,892 PA APX

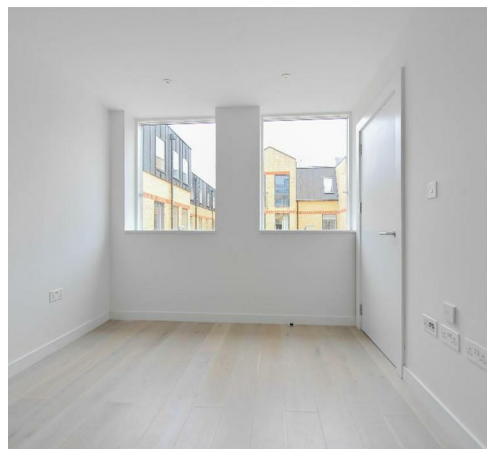
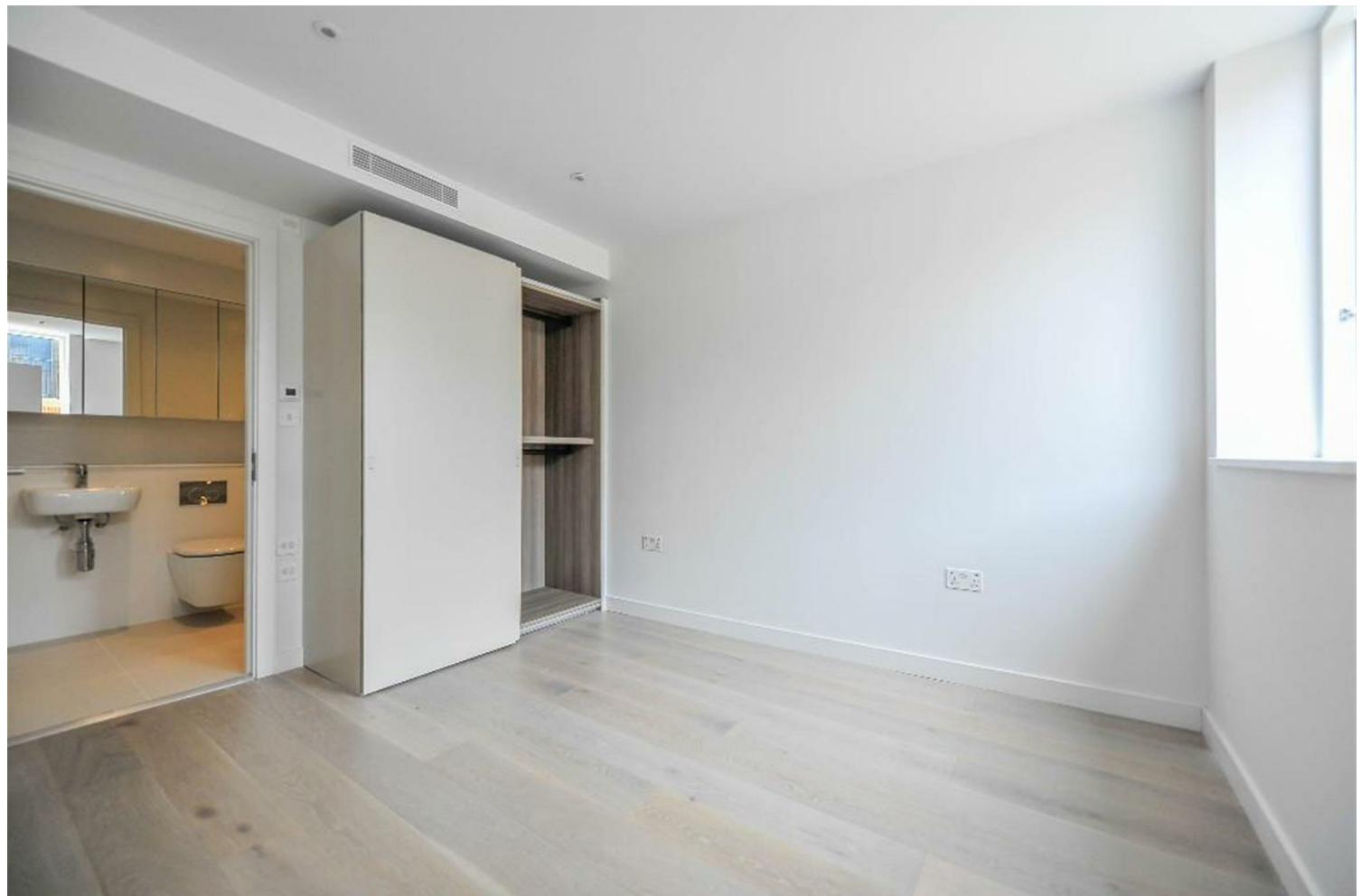
GROUND RENT: £400 PA APX

A wonderfully bright, lateral 1 bedroom flat which occupies part of the 1st floor of a gated modern flat development which was completed in 2018.

The generous reception/kitchen/breakfast room is flooded with light and has a storage cupboard for utilities and a glass door to a Juliet balcony. The double bedroom has good built-in storage and an en suite bathroom with under floor heating. This well configured property of approximately 380 sq ft is in excellent condition throughout and has the added bonus of air-conditioning. It is also ideally located within walking distance of the amenities of King Street and the transport hub at Hammersmith Broadway.

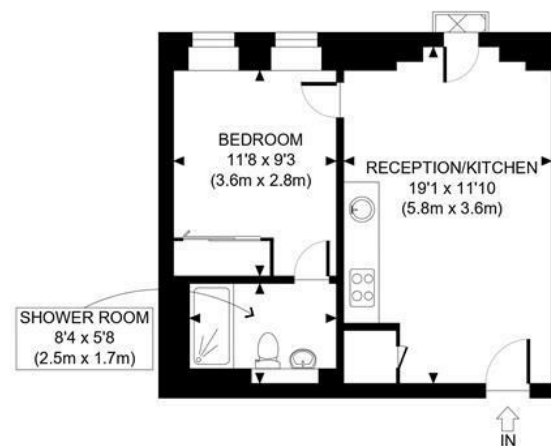
**PRICE GUIDE £400,000
LEASEHOLD**

SUBJECT TO CONTRACT





ALBION COURT, W6



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 410 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 410 SQ FT/ 38 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client.
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.