



Ground Floor



## Albany Court

Approximate Gross Internal Area  
Total = 49.5 sq m / 533 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Directions

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2 Bed  
Flat  
located in





# Flat 2, 248, Albany Court Westward Road

Price Guide £250,000  
Leasehold



\*\*\*\*Guide Price £250,000 - £275,000\*\*\*\*

Nestled on the desirable Westward Road in London, this charming two-bedroom purpose-built flat offers a perfect blend of comfort and convenience. Spanning an inviting 533 square feet, the property features a well-proportioned reception room, ideal for both relaxation and entertaining guests.

The fitted kitchen is designed with practicality in mind, providing ample space for culinary pursuits. The family bathroom is thoughtfully appointed, ensuring a pleasant experience for all residents.

This flat also benefits from an allocated parking space, a rare find in the bustling city, making it an excellent choice for those who require easy access to their vehicle. With a lease of 115 years remaining, this property presents a secure investment for the future. Ground is peppercorn £50 per year and service charge is £2,740 per year.

- Double Glazing

