



Spring Grove, London, W4 3BF

Guide Price £550,000

**WHITMAN & CO.**

SALES · LETTINGS · COMMERCIAL

- Master bedroom with dressing room and luxury ensuite
- Second double bedroom
- Luxury bathroom
- 22' reception room
- Fully integrated kitchen
- Underfloor heating
- Private south-facing terrace

Tenure - Leasehold  
 Lease length - 122 years remaining  
 Ground rent - £350 pa  
 Service charge - £5000 pa  
 Local authority - Hounslow  
 Council tax - Band E

## THE PROPERTY

A unique two-bedroom contemporary apartment presented in immaculate order and ideally located just off Kew Bridge, offering close proximity to numerous amenities.

The property features a primary bedroom with a dressing room and a luxurious en-suite, a second double bedroom, a luxurious bathroom, a 22' reception room, and a fully integrated kitchen. With polished hardwood flooring, underfloor heating and a private south-facing terrace.

Transport facilities include Kew Bridge (Mainline) and Gunnersbury (District and Mildmay) Stations, as well as numerous bus routes.

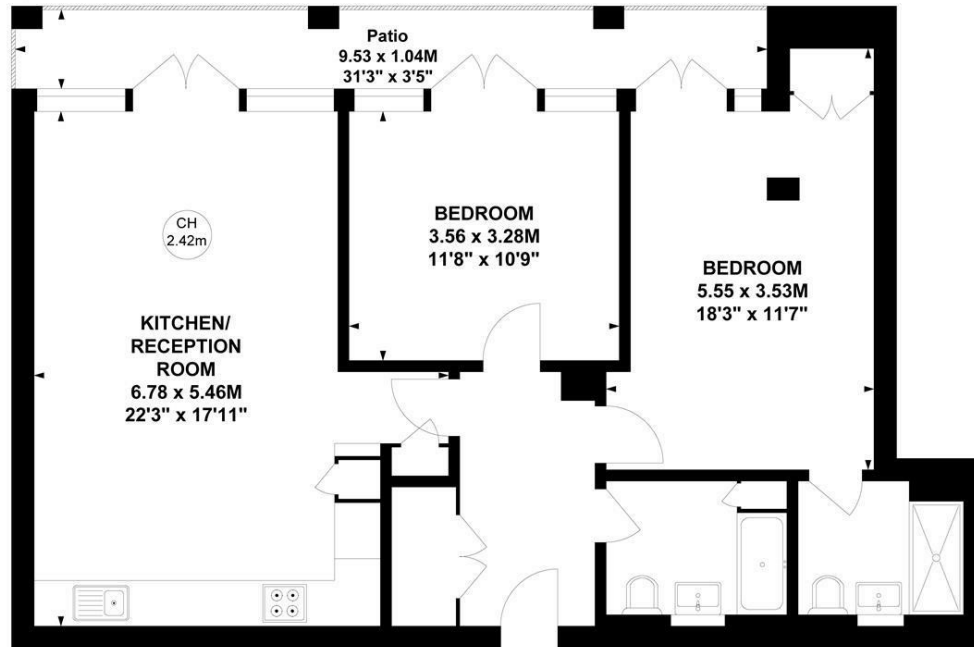
## SITUATION



## Albany Court, W4

Approximate gross internal area  
**78.23 sq m / 842 sq ft**

Key :  
 CH - Ceiling Height



### Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
 All measurements and areas are approximate only