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Churchill & Mathesons

Albany Court, London, NW10 6BR

Asking Price £325,000 Freehold

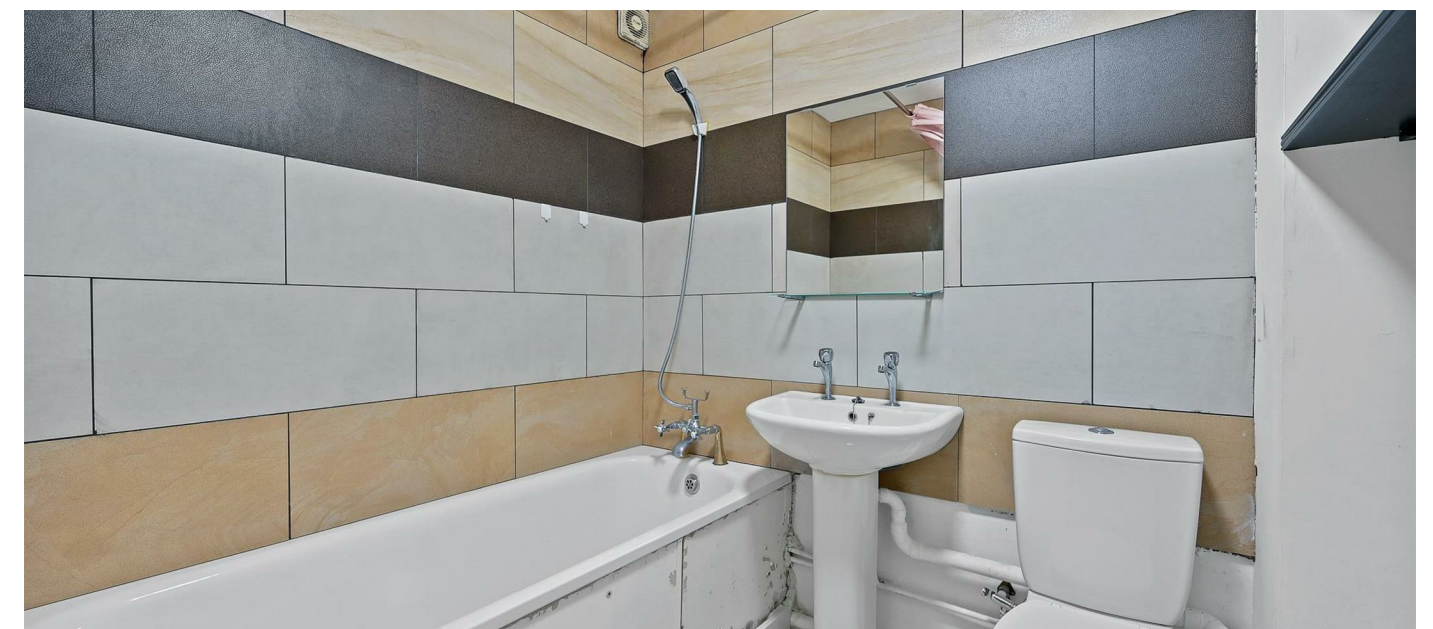
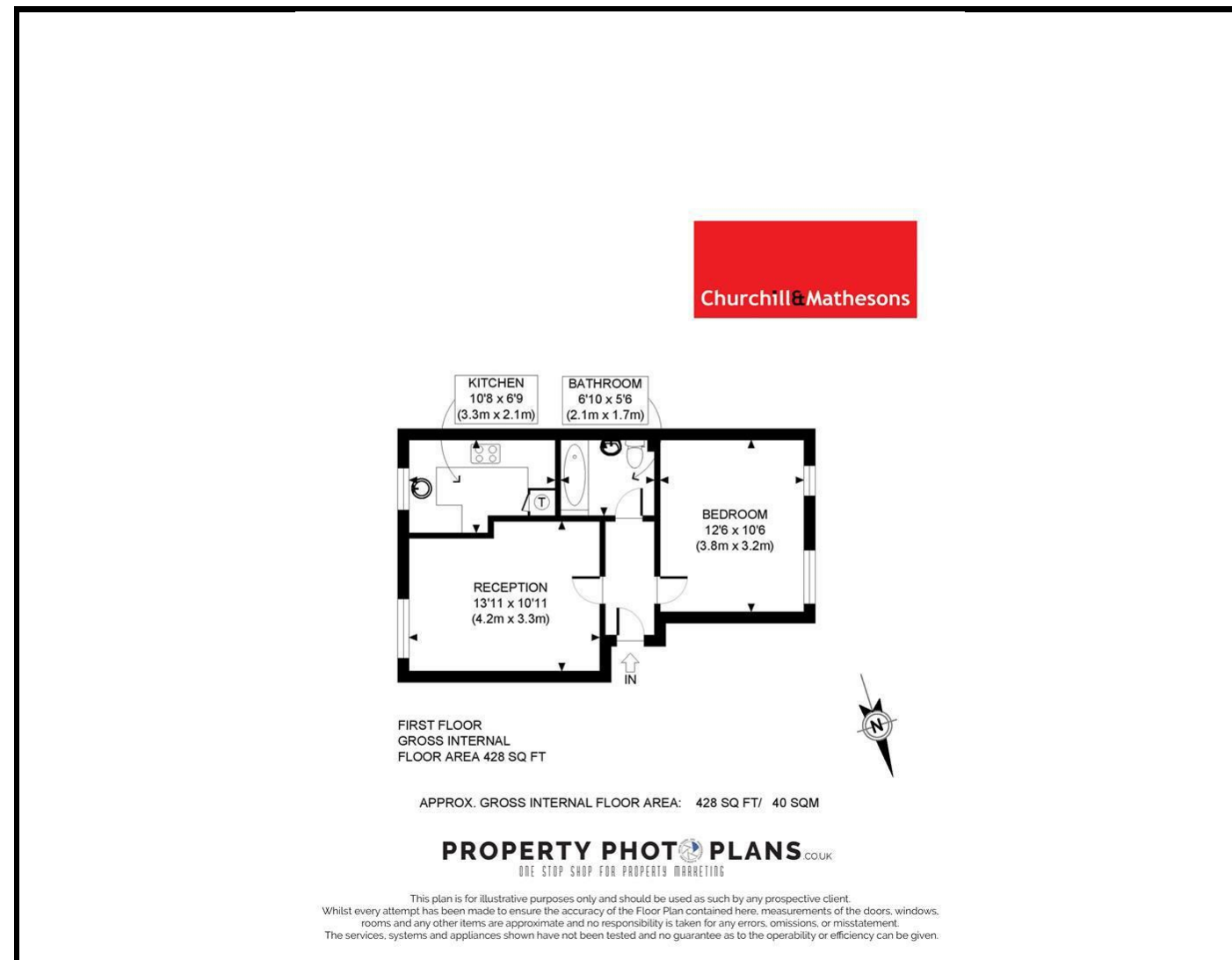


KEY FEATURES:

- ONE BEDROOM
- PURPOSE BUILT
- FIRST FLOOR FLAT
- FITTED KITCHEN
- THREE PIECE BATHROOM SUITE
- DOUBLE GLAZING
- ELECTRIC HEATING
- ALLOCATED PARKING
- COMMUNAL GARDENS
- CLOSE TO KENSAL GREEN STATION

A ONE BEDROOM PURPOSE BUILT FIRST FLOOR FLAT with ALLOCATED PARKING. The property comprises of lounge, fitted kitchen, double bedroom and modern bathroom. The total floor area is approximately 428 SQ/FT (40 SQ/M)

The property is conveniently situated close to local shops and cafes of the Harrow Road. Kensal Green Park is also on your doorstep. Within walking distance of Kensal Green & Willesden Junction stations (London Overground & Bakerloo Line - Zone 3&4.) there is easy access into central London by public transport as well as by road. This property is a good purchase for a buy to let investor or first time buyer. Council Tax Band C. Local Authority London Borough of Hammersmith & Fulham.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.