



## Albany Court, Trenmar Gardens, Kensal Green, London, NW10

£299,999

1 1

A lovely one-bedroom flat situated on the first floor of a purpose-built block and benefits from an allocated parking space and communal garden.

The property offers 420 sq ft of accommodation and has just been painted and has an updated modern kitchen. The flat comprises a lovely reception room, a separate modern kitchen, a spacious double bedroom and a modern bathroom.

Located conveniently for a wide variety of restaurants, shops and cafes on Harrow Road. Transport links include Kensal Green station (Bakerloo Line and Overground) which provides easy access to the City and The West end.

This property would suit a first-time buyer, investor or someone in need of a pied-a-terre.

### Floor Area

420 sq. ft.

### Tenure

Leasehold

### Service Charge

£1949.56 per annum

### Ground Rent

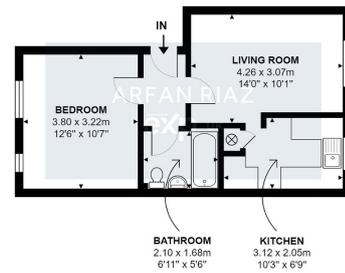
£80 per annum

- QUOTE REF AR0255
- Superb one bedroom flat
- First floor flat
- Double glazed windows
- Communal garden
- Chain-free | Ideal investment
- 420 sq ft of accommodation
- Recently painted throughout
- Benefits from an allocated parking
- Close to Kensal Green station (Bakerloo Line and Overground)



**Albany Court, Trenmar Gardens, London, NW10**

APPROX. GROSS INTERNAL AREA: 39.0 m<sup>2</sup> ... 420 ft<sup>2</sup>



FIRST FLOOR

All attempts have been made to ensure the accuracy of this floor plan. All measurements of doors, windows, opening directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale. The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.

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