



CARLTON GATE

ON SITE



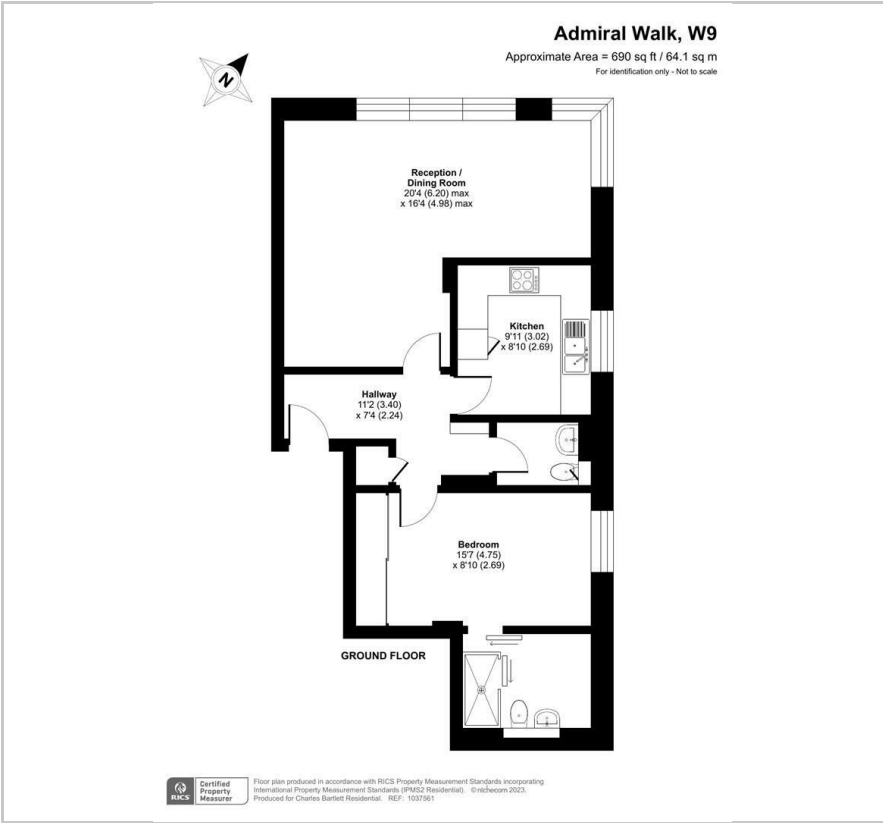
1 Florey Lodge Admiral Walk

, London, W9 3TF

Guide price £500,000



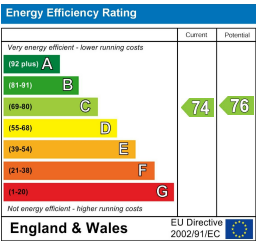
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Charles Bartlett Residential Office on 07939 496551 if you wish to arrange a viewing appointment for this property or require further information.

- Spacious one bedroom apartment
- Large reception with ample natural light
- Separate fitted kitchen with integrated appliances
- Master double bedroom with ensuite shower room
- Separate WC
- Entrance hallway
- Built in storage and wardrobes
- Underground parking
- Membership to the exclusive Harbour Club just 5 minutes walk away
- Investment opportunity - The property is currently rented for £2,500pcm until 30/09/2024.



A BTL investment opportunity to purchase a spacious one bedroom apartment situated on the ground floor with private entrance, within the exclusive gated development of Carlton Gate, W9.

The property comprises a well sized reception room, modern fitted kitchen with integrated appliances, master double bedroom with ensuite shower, WC and entrance hallway.

Residents benefits include 24 hour security, secure underground parking for one car and membership to the exclusive Harbour Club (an excellent health and fitness club with swimming pool and state of the art gymnasium) which is just 5 minutes walk from the property.

Carlton Gate is ideally located within easy reach of all local amenities of Little Venice, Maida Vale and Warwick Avenue, whilst Westbourne Park and Notting Hill are a short distance away. Additionally, Paddington station provides national and international connections.

EPC rating C
Council Tax Band E
Annual Ground rent TBC
Annual Service Charge TBC

The property is currently rented for £2,550pcm.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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