



CHARLES BARTLETT
RESIDENTIAL



Flat 5, Harvey Lodge Admiral Walk

, London, W9 3TH

Guide price £525,000

We are delighted to offer this spacious two bedroom apartment within the exclusive gated development of Carlton Gate, W9.

The property comprises an entrance hallway with utility cupboard and ample storage, open plan living room/kitchen with appliances, master double bedroom with built in wardrobes, a second double bedroom with built in wardrobes, bathroom with shower, WC and sink.

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 5-10 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 F
Annual Ground rent £200.00
Annual Service Charge £5,999.07
89 Years remaining on 125 year lease from 01/01/1989

- Two bedroom apartment
- Open plan living room and kitchen
- Master bedroom with built in wardrobes
- Second double bedroom
- Bathroom with shower
- Entrance hallway
- Very well presented
- Light and airy
- Membership to Harbour Club
- 24 hour security

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



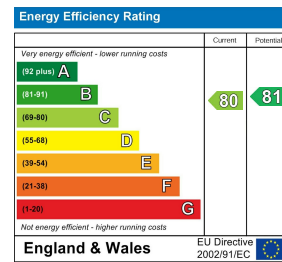
Floor Plan



Area Map



Energy Efficiency Graph



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