



# CARLTON GATE ON SITE



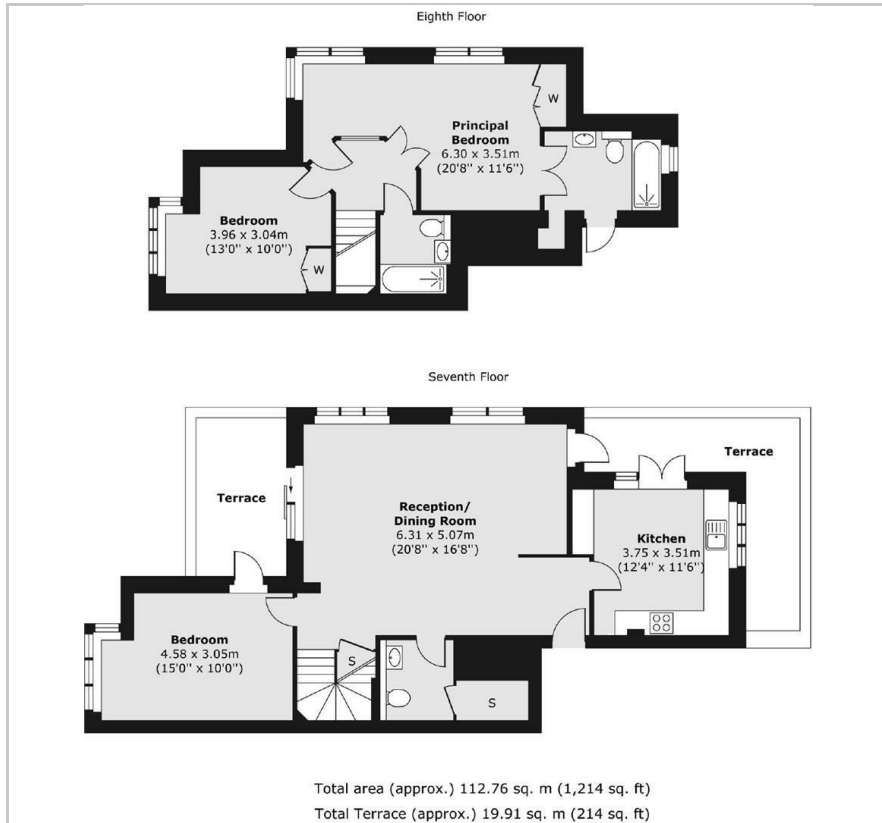
## 35 Falcon Lodge

Admiral Walk, London, W9 3TA

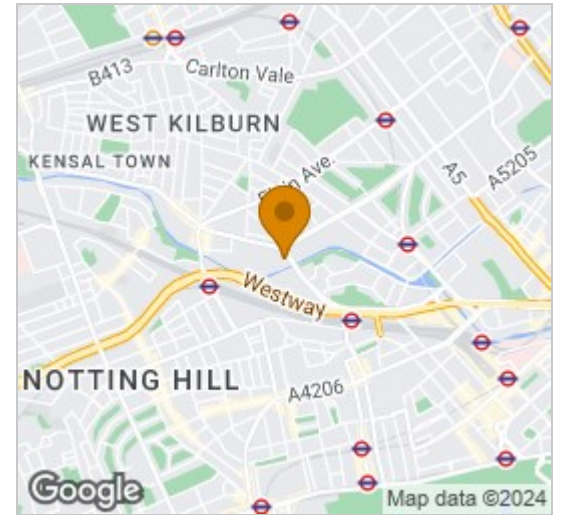
£4,000 Per month



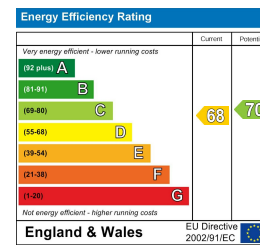
## Floor Plan



## 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.

- Three Bedroom Split-Level Apartment
- Open plan living room and dining space
- Modern kitchen with integrated appliances
- Master bedroom with ensuite bathroom
- Two further double bedrooms
- Bathroom
- WC
- Balconies
- Underground parking
- 24/7 On-site security

A stunning split level duplex luxury apartment offering more than 1200 sqft of living and entertaining space. This property includes a secure underground parking space and membership to the prestigious Harbour Club gym.

The property comprises open plan living room/dining space, modern fitted kitchen with integrated appliances, two balconies with terrace style dining space, WC, utility cupboard, master bedroom with ensuite bathroom, two further double bedrooms and a main bathroom

Carlton Gate offers canal-front communal gardens and is within half a mile of multiple transport links and local amenities including Little Venice, Royal Oak and Westbourne Park.

Available 02/08/2024  
EPC Rating D  
Council Tax Band G

A non-refundable holding deposit, the equivalent of one week's rent totalling £923.00 is required to reserve this property.

Video tour available.



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