



CHARLES BARTLETT  
RESIDENTIAL



# Flat 19 Larch Court

Admiral Walk, London, W9 3UA

## £2,300 Per month

A well presented one bedroom apartment, situated in Larch Court, within the impressive and highly sought after Carlton Gate development.

The property boasts a large reception room, balcony, modern fitted kitchen and integrated appliances, master double bedroom and bathroom.

Carlton Gate's superb facilities include secure underground parking, 24/7 security, and membership of the exclusive Harbour Club providing indoor tennis courts, state-of-the-art gym equipment, an indoor swimming pool and a stunning spa area.

The property is just moments from local shops and amenities on Harrow Road, while a wider selection of shops, restaurants and bars are close by.

EPC rating B  
Council Tax Band E  
Furnished

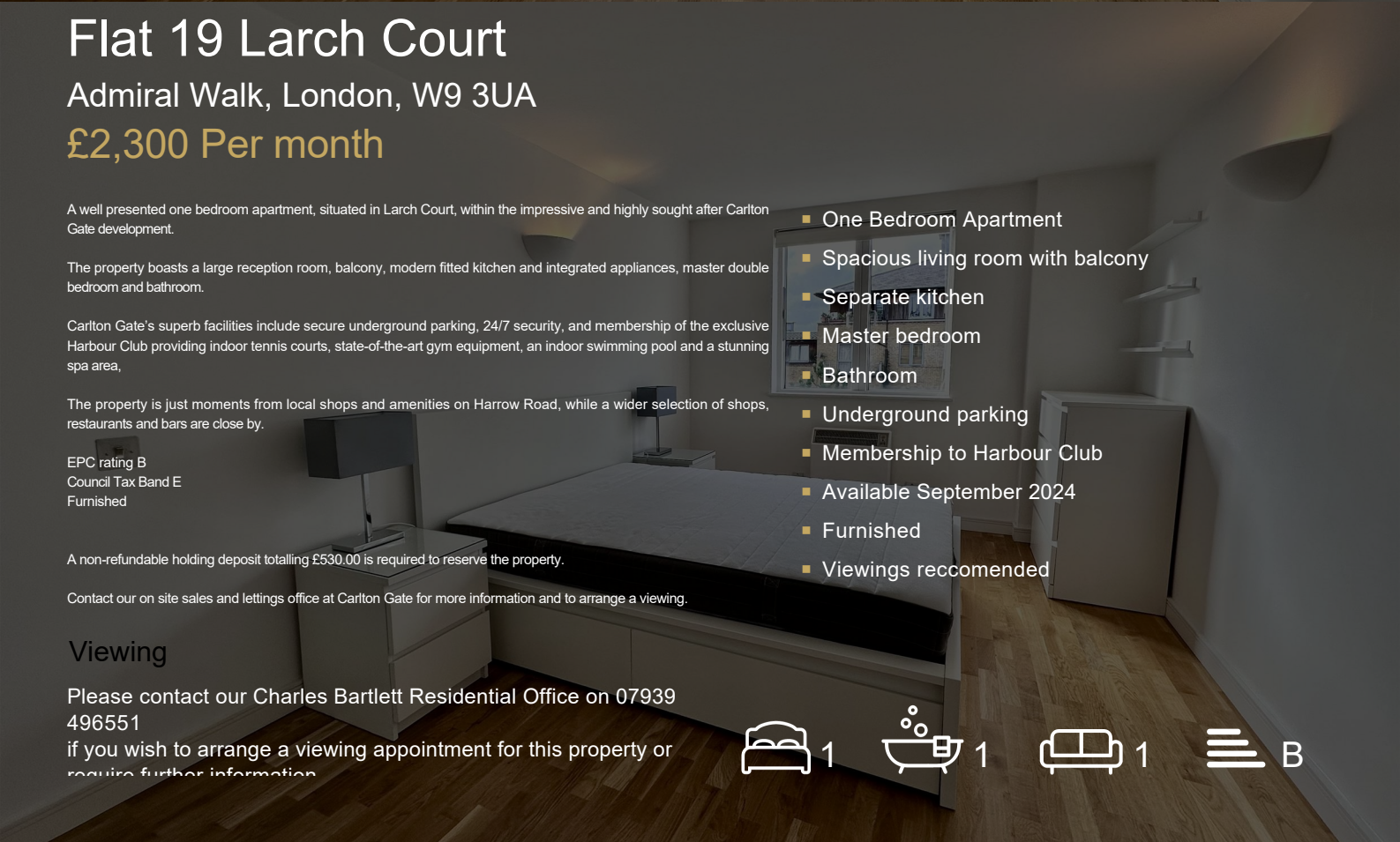
A non-refundable holding deposit totalling £530.00 is required to reserve the property.

Contact our on site sales and lettings office at Carlton Gate for more information and to arrange a viewing.

- One Bedroom Apartment
- Spacious living room with balcony
- Separate kitchen
- Master bedroom
- Bathroom
- Underground parking
- Membership to Harbour Club
- Available September 2024
- Furnished
- Viewings recommended

### 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



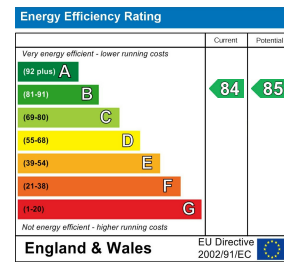
# Floor Plan



# Area Map



# Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.