



CHARLES BARTLETT
R E S I D E N T I A L



Flat 1 Larch Court Admiral Walk

, London, W9 3UA

Guide price £650,000

A spacious two bedroom, two bathroom apartment situated on the ground floor with beautiful terrace within the exclusive gated development of Carlton Gate, London, W9.

The property comprises a well sized reception room, modern fitted kitchen with integrated appliances, master double bedroom with ensuite shower, second double bedroom with walk in wardrobe, main bathroom and sun terrace.

Resident benefits include 24 hour security, secure underground parking for one car and membership for two people 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 F
999 year lease granted with 971 years remaining
Annual Ground rent £800.00
Annual Service Charge £9,028.00

- Stunning two bedroom apartment
- Ground floor
- Master bedroom with ensuite shower room
- Second bedroom with walk in wardrobe
- Main bathroom
- Spacious reception
- Modern fitted kitchen
- Beautiful sun terrace
- Finished to a very high standard
- Viewings recommended

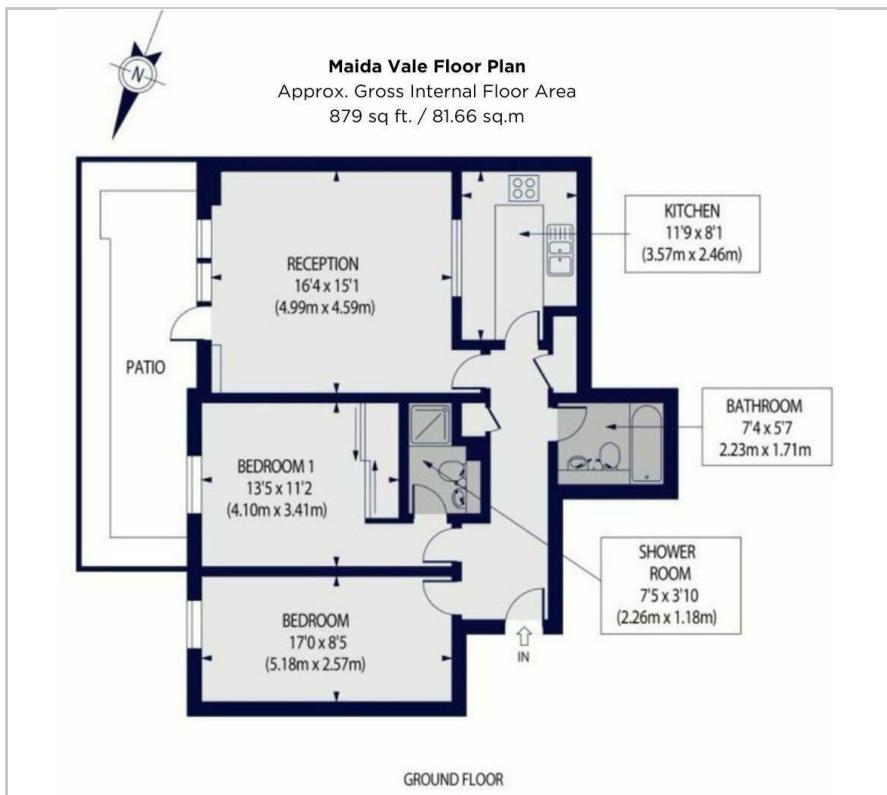
Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		71	75
England & Wales			



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.