

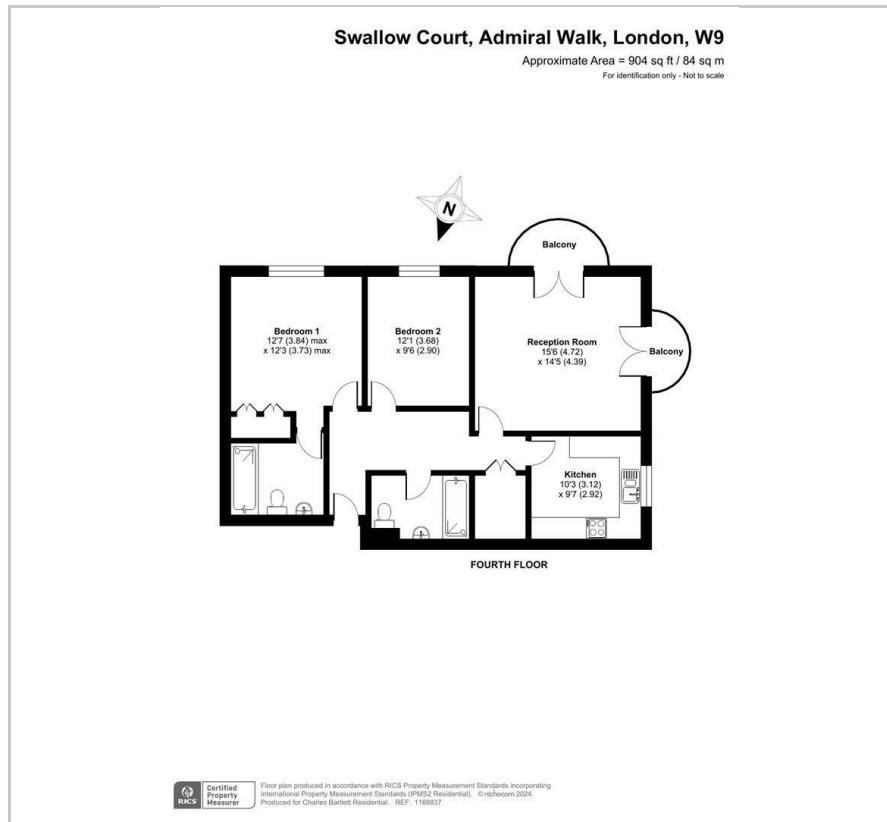


CARLTON GATE

ON SITE



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			
England & Wales		81	81
EU Directive 2002/91/EC			

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.

- Two bedroom apartment
- Two bathrooms
- Two balconies
- Master bedroom with ensuite bathroom
- Second double bedroom
- Bathroom
- Underground parking
- 24/7 security
- Close to local shops
- Ideal investment opportunity

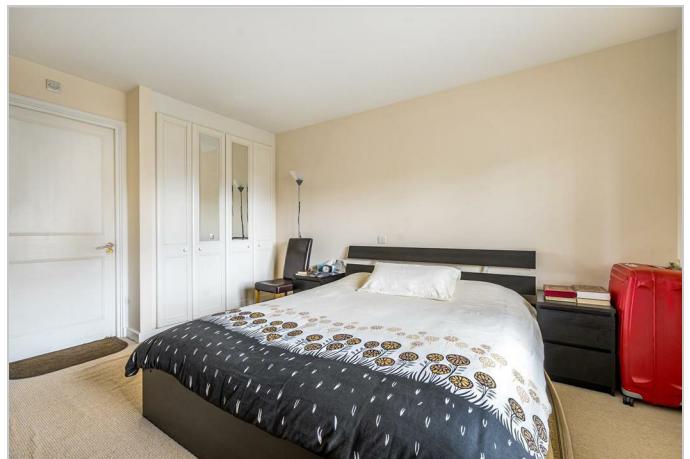
A spacious two bedroom, two bathroom apartment situated on the fourth floor with two balconies within the exclusive gated development of Carlton Gate, W9.

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

Resident benefits include 24 hour security and secure underground parking for one car.

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 B
Council Tax Band G
104 years remaining on lease
Annual Ground rent £600.00
Annual Service Charge £TBC



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.