



# CARLTON GATE ON SITE



## Flat 10, Harvey Lodge Admiral Walk

Carlton Gate, London, W9 3TH

Guide price £500,000

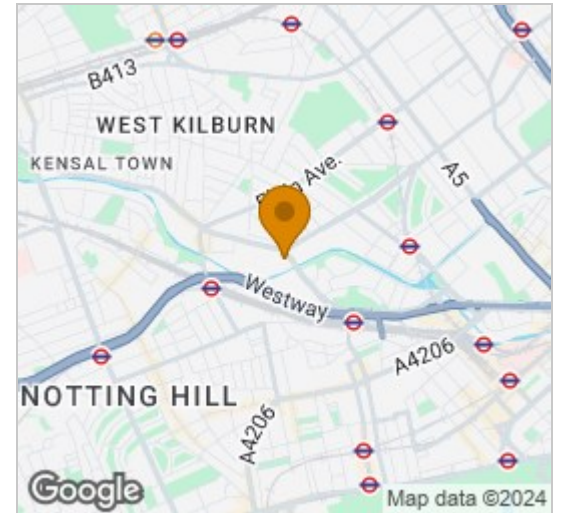




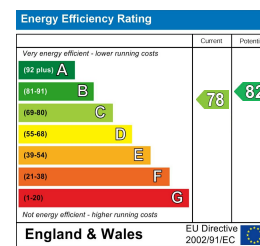
## Floor Plan



## 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.

- Two bedroom apartment for sale
- Large living room
- Master bedroom with ensuite
- Bathroom
- Harbour Club Gym Membership
- Third floor with Juliet balcony
- Fitted kitchen
- Second double bedroom
- Underground parking
- No onward chain



A two bedroom, two bathroom apartment situated on the third floor of Harvey Lodge with Juliet balcony within the exclusive gated development of Carlton Gate, W9.

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

Resident benefits include 24 hour security, secure underground parking for one car and membership for three 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 G  
 125 year lease granted 01/01/1989  
 Annual Ground rent £300.00  
 Annual Service Charge £6,661.03

Final date and time for all sealed bids to be received is 12:00 on 28/03/24.



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.

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