



CHARLES BARTLETT  
RESIDENTIAL



## Flat 27 Falcon Lodge

Admiral Walk, London, W9 3TA

Guide price £600,000



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

The property comprises a well sized open plan reception room and modern fitted kitchen with integrated appliances and breakfast bar, a master double bedroom with ensuite shower, second double bedroom, main bathroom and a separate utility cupboard.

The property has been newly redecorated throughout and is finished to a high standard.

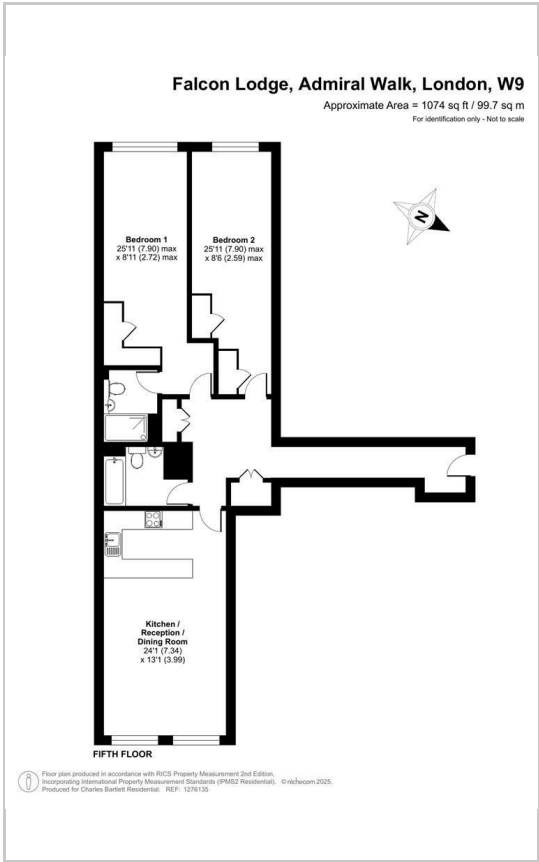
Resident benefits include 24 hour security, secure underground parking for one car and membership for two people to the exclusive Harbour Club (an excellent health and fitness club with swimming pool and state of the art gymnasium) which is just 5 minutes walk from the property.



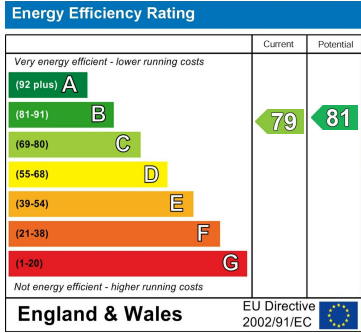
Area Map



Floor Plans



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

The Newt, Denchworth Manor Hyde Road, Denchworth, Oxford, OX12 0DX  
Tel: 07939 496551 Email: [charles@charlesbartlett.co.uk](mailto:charles@charlesbartlett.co.uk) [www.charlesbartlett.co.uk](http://www.charlesbartlett.co.uk)