



CHARLES BARTLETT  
RESIDENTIAL



## Flat 12a Johnson Lodge

Admiral Walk, London, W9 3TJ

Guide price £650,000



A spacious two bedroom, two bathroom apartment situated on the 3rd floor, within the exclusive gated development of Carlton Gate, W9.

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

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.

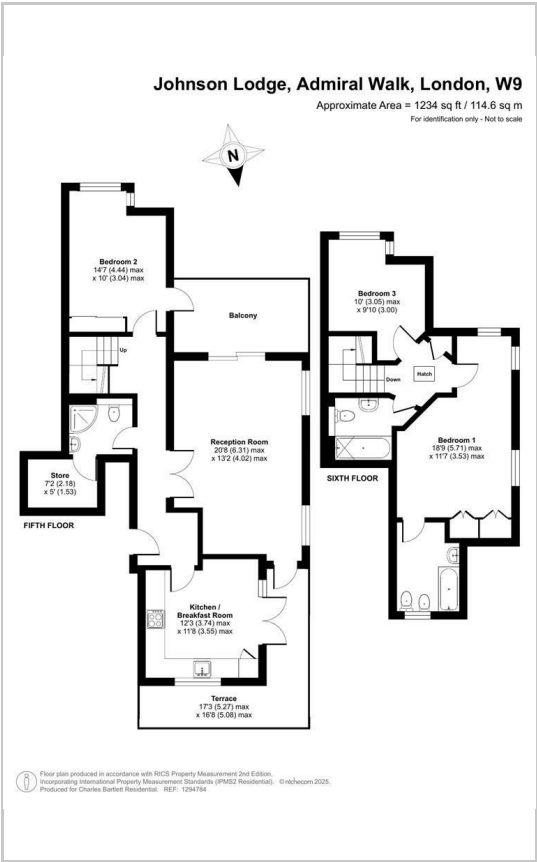
Carlton Gate is ideally located within easy reach of all local amenities of Little Venice, Maida Vale and Warwick Avenue, whilst Westbourne Park and Notting Hill are a short distance away. Additionally, Paddington station provides national and international connections.



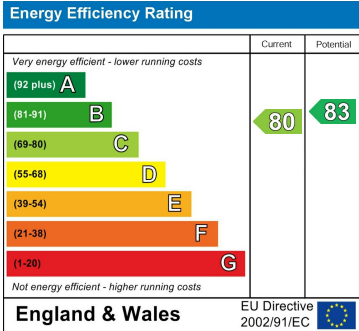
Area Map



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.