



CHARLES BARTLETT  
RESIDENTIAL



## 14 Nightingale Lodge

Admiral Walk, London, W9 3TW

Guide price £449,950

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

The property comprises a well sized open plan reception room with modern fitted kitchen and appliances, master double bedroom, shower room and entrance hallway with ample built in storage.

Residents benefits include 24 hour security, secure underground parking for one car and membership to the exclusive Notting Hill David Lloyd (a superior 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 B  
Council Tax Band E  
Annual Ground rent £200.00  
Annual Service Charge £5,800

### Viewing

Please contact our Charles Bartlett Residential Office on 07939 496551

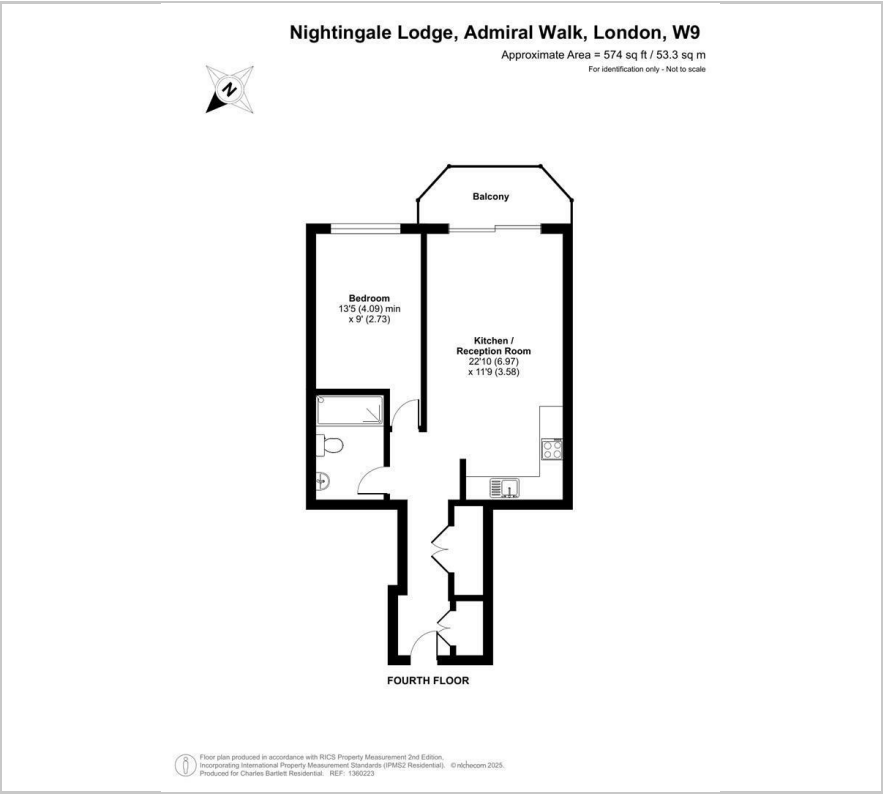
if you wish to arrange a viewing appointment for this property or require further information

- One bedroom apartment
- Master double bedroom
- Open plan living room and kitchen
- Shower room
- Balcony
- Entrance Hall
- Built in storage
- Light and spacious
- Offers invited





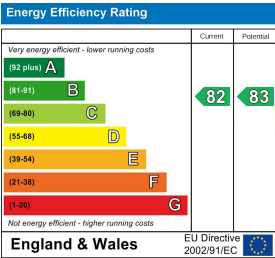
Floor Plan



Area Map



Energy Efficiency Graph



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