



CARLTON GATE ON SITE



9 Finch Lodge Admiral Walk

, London, W9 3TB

Guide price £475,000



1



1

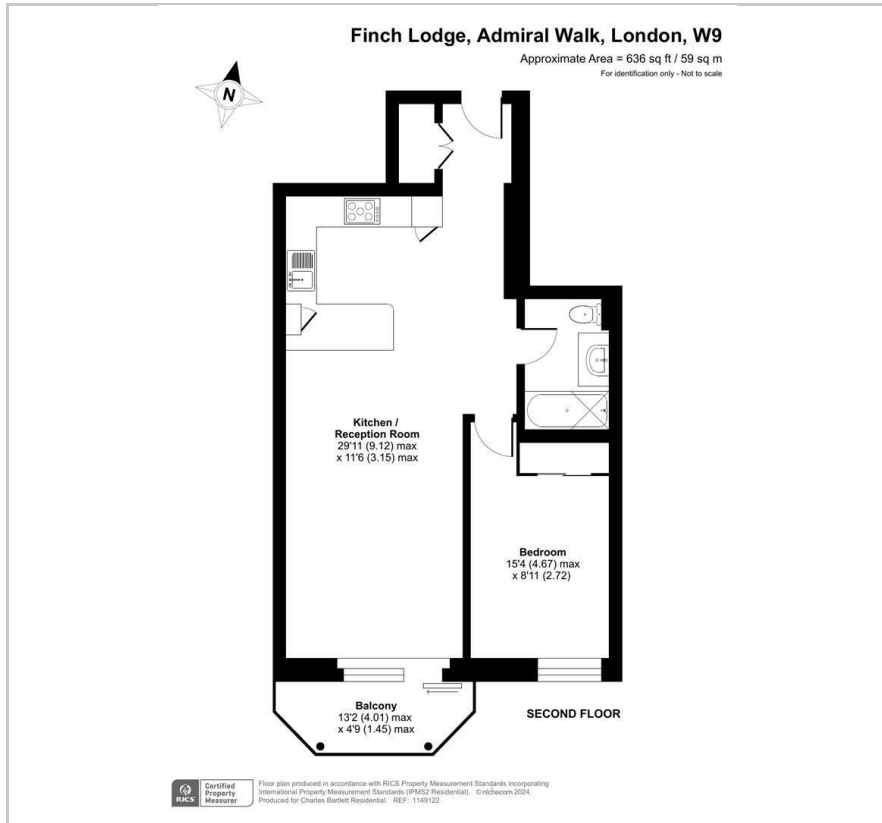


1

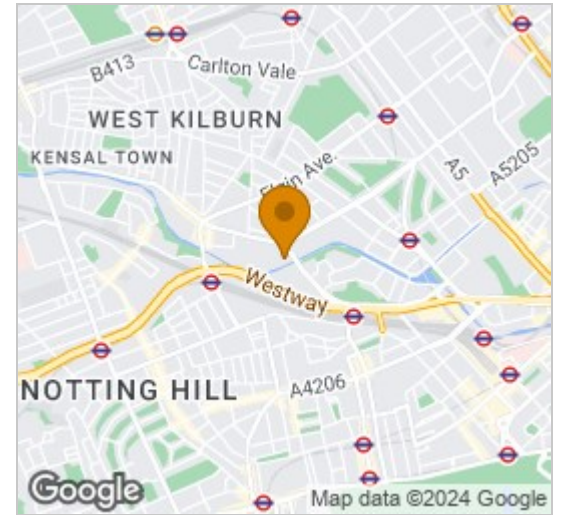


B

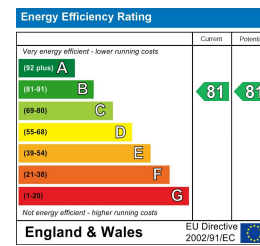
Floor Plan



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.

- One bedroom apartment
- Open plan living room with modern fitted kitchen
- Bathroom
- Investment opportunity
- Second Floor
- Master bedroom with built in wardrobe
- Underground parking
- Viewings recommended

A well presented and spacious one bedroom apartment situated on the second floor with balcony featuring stunning views directly onto Regent's Canal in Maida Vale within the exclusive gated development of Carlton Gate, W9.

The property comprises a large open plan reception room/kitchen with breakfast bar, master double bedroom with built in wardrobes, bathroom and balcony.

Resident benefits include 24 hour security, secure underground parking for one car and membership 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 B
Council Tax Band E
125 year lease from 01/01/1989
Annual service charge £6,296.73
Annual ground rent £200.00



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.

The Newt, Denchworth Manor Hyde Road, Denchworth, Oxford, OX12 0DX
Tel: 07939 496551 Email: charles@charlesbartlett.co.uk www.charlesbartlett.co.uk