

Lot 10

**Flat 46, Finch Lodge, Admiral Walk,
Maida Vale, London, W9 3TB**

**6 Week
completion**



All enquiries Ref: James Paterson



- Long leasehold fifth floor purpose built self-contained flat
- Full vacant possession

Location:

The property is situated on Admiral Walk which is located off Harrow Road. Public transport links include Maida Vale Underground station (Bakerloo line), and Westbourne Park station (Circle & Hammersmith & City lines). A comprehensive network of local bus services serves the surrounding vicinity. Road links include the A5 (Edgware Road) and the A501 (Westway/ Paddington Corridor), providing efficient routes into central and west London. Shopping amenities can be found locally within Maida Vale's Lauderdale Parade and Elgin Avenue, with a wider and more extensive range of shops, bars, and restaurants available in Notting Hill. Recreational pursuits can be found locally at the open spaces of Westbourne Green Open Space and Paddington Recreation Ground, while the picturesque canal-side setting of Little Venice is also within easy reach.

Description:

Long leasehold fifth floor purpose built self-contained flat, presented in reasonable decorative order.

Accommodation:

Fifth floor: One bedroom, reception room, kitchen, bathroom/WC, entrance hallway, balcony

Outside: Underground allocated parking space

Gross Internal Area GIA:

Approximately 50 sq m (543 sq ft)

EPC rating: C

Council Tax Band: G



Note:

The building benefits from an underground allocated parking space, lift and 24hr porterage and David Lloyd Notting Hill Gym membership included as part of the service charge (please refer to the legal pack for further information).

Lease:

Held on a long lease for a term of 125 years from 1st January 1989 (Thus having approximately 88 years remaining).

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

