



Lister Lodge

Admiral Walk, W9

Asking Price £1,000,000

A brand newly refurbished four bedroom top floor apartment with private roof terrace.

The property comprises of wide entrance hall, large living space, brand new kitchen, master bedroom with large dressing room and en-suite bathroom, three further double bedrooms served by a family bathroom, private balcony as well as the aforementioned private roof terrace.

Other benefits include underground parking, on site concierge, lift and five memberships to the Harbour Club gym and leisure facilities.

Carlton Gate is situated on Admiral Walk, conveniently located for the shops, cafes & amenities of Little Venice. Transport facilities include both Warwick Avenue (Bakerloo Line) and Royal Oak (Hammersmith & City Line) underground stations and Paddington mainline services providing national & international connections via the Heathrow Express. For motorists, the A40 is easily accessible.



Lister Lodge

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- A wonderful newly refurbished 4 bedroom apartment spanning 1216 square feet.
- Benefitting from membership the ever exclusive Harbour Club.
- The apartment comes with underground designated parking.
- Set within a gated development with 24 hour portage.



Tenure: Leasehold 89 years remaining.
Service Charge: £12,318.72pa including building insurance.
Ground Rent: £200 pa
Local Authority: City of Westminster
Council Tax Band: G

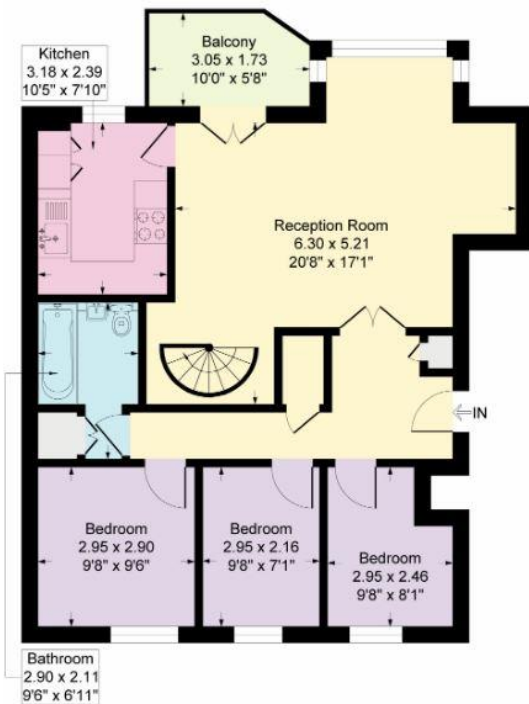
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Chestertons Little Venice Sales

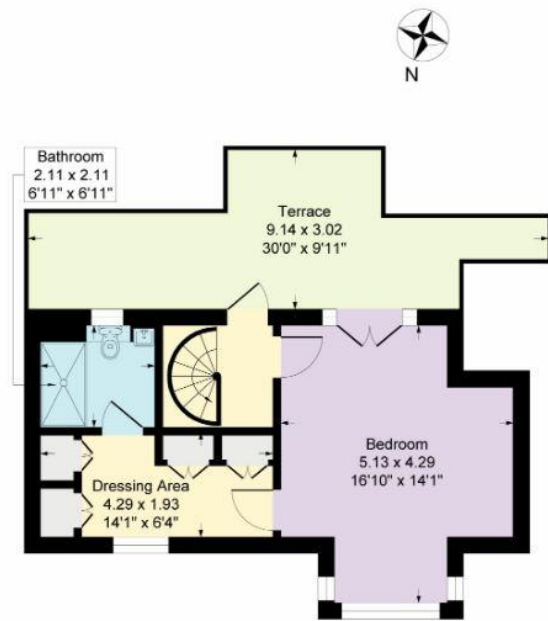
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Lister Lodge, Admiral Walk, London, W9

Approximate Gross Internal Floor Area = 113.0 q m / 1216 sq ft



Third Floor



Fourth Floor

