

Harvey Lodge, Admiral Walk, W9

£410,000 Leasehold

Residents enjoy an exceptional range of on-site amenities, including 24-hour security, secure underground parking for one car parking space (valued at £200 per month), and two memberships to the exclusive Notting Hill David Lloyd Club (worth around £220 per person per month) - all included within the Annual Service Charge.

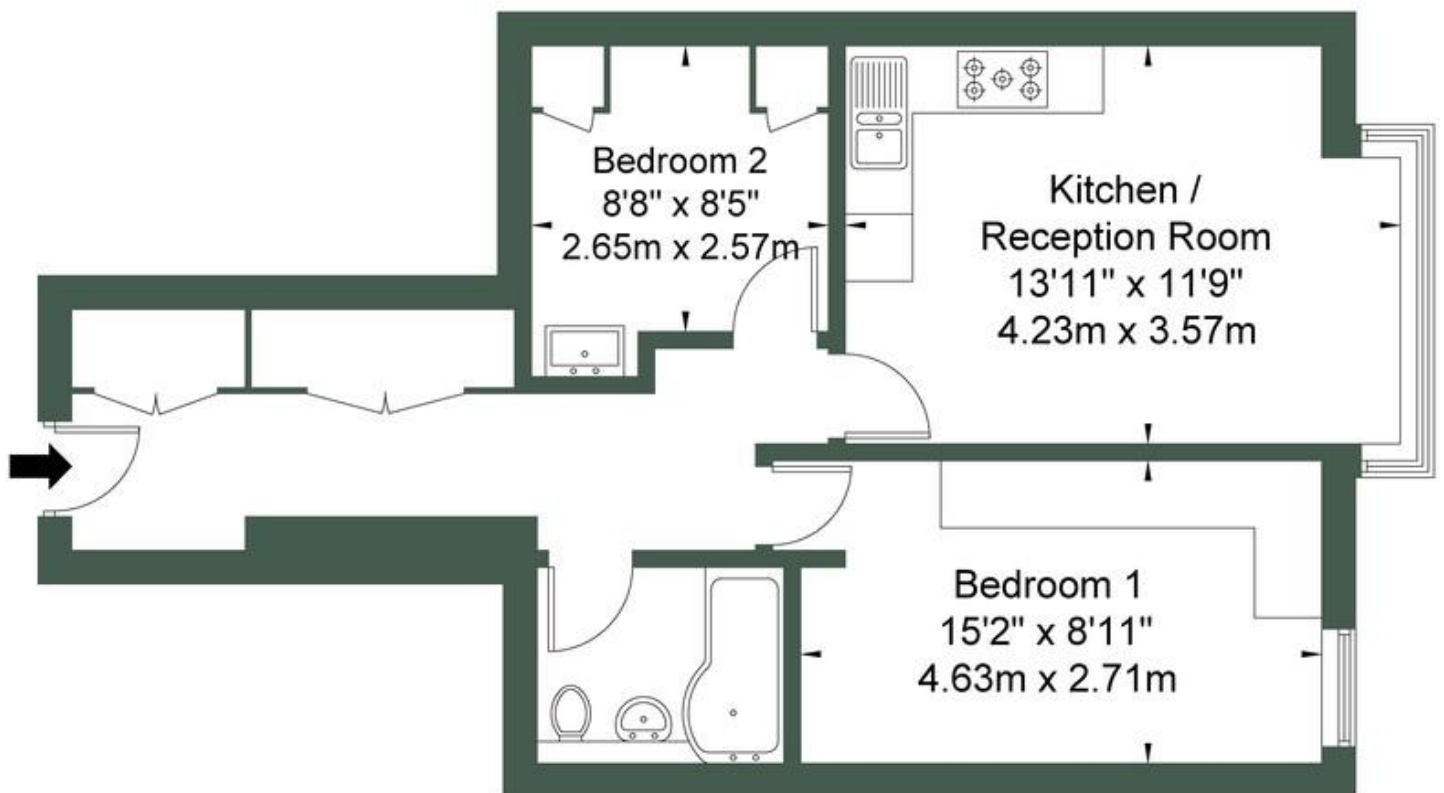
The development features several beautifully landscaped private gardens, maintained by professional gardeners. These secure, car-free outdoor areas include elegant fountains and a tranquil canal-side garden - perfect for relaxation or summer picnics.

Carlton Gate operates under a Right to Manage (RTM) structure, supported by an active residents' association and a newly appointed managing agent from Summer 2025. The community is friendly and engaged, offering residents a genuine sense of belonging.

- **Well Presented**
- **Excellent Condition**
- **Secure residential development**
- **Bright and Airy**
- **Good Transport Links**
- **Close to Shops and Amenities**
- **24 Hour Security**
- **Off street underground Parking**
- **Communal Gardens**
- **Two David Lloyd Membership Inclusive**

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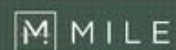
Approx Gross Internal Area = 55.6 sq m / 598 sq ft



First Floor

Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.