

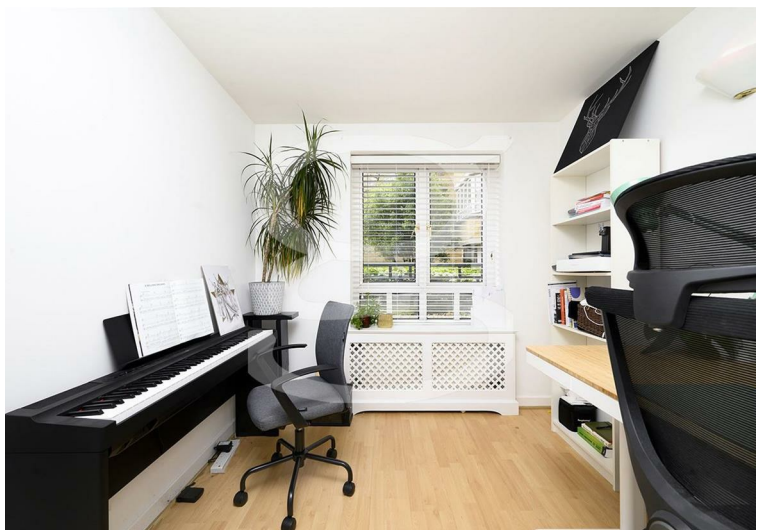


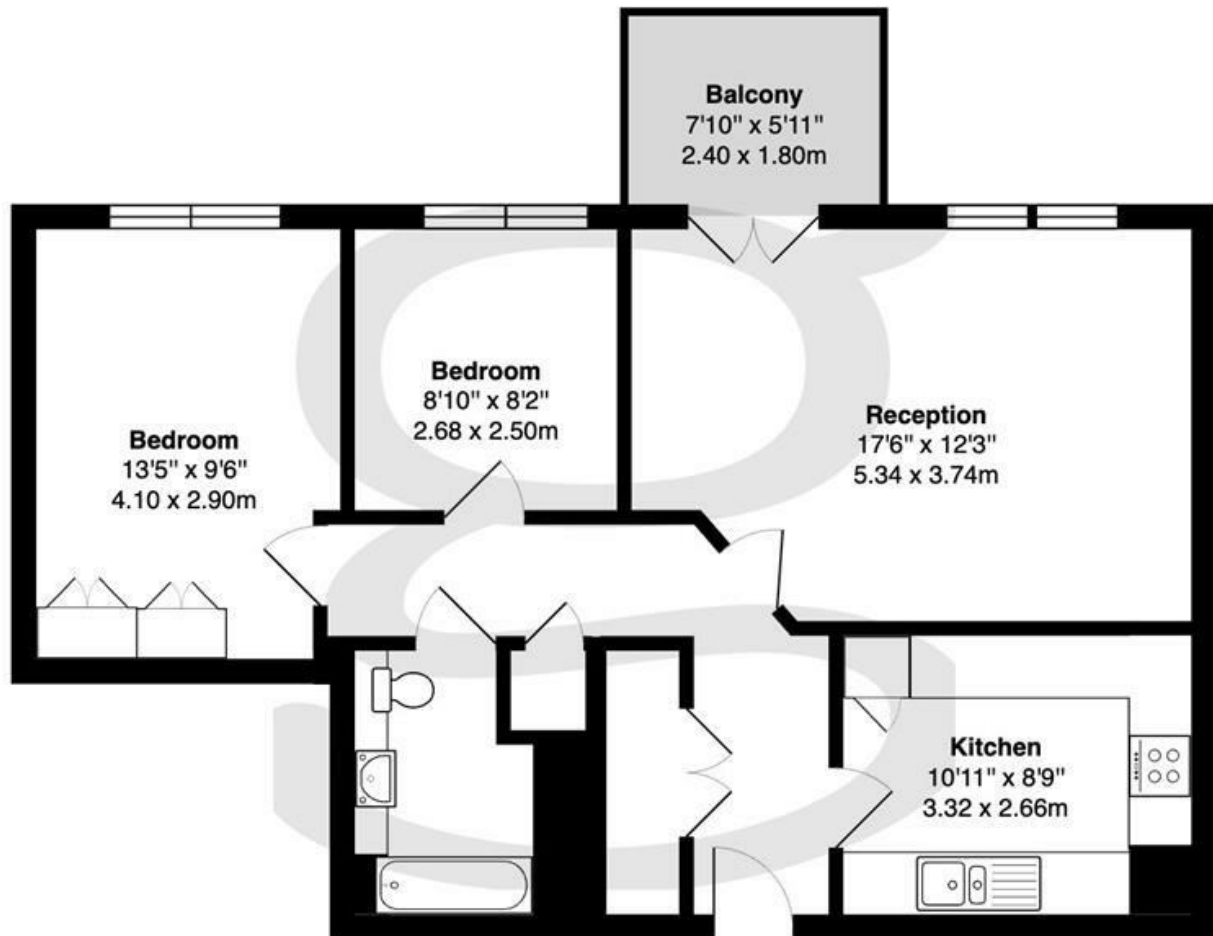
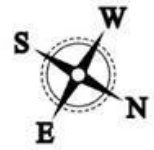
Hunter Lodge, Admiral Walk, Maida Vale W9 £550,000 Subject to contract

A well-proportioned apartment in the ever-popular Carlton Gate Development boasting 24-hour portorage and access to the Harbour Club Leisure Facility. ** Secure Underground Parking **

Well located in this secure development we are pleased to offer a well-maintained 2 bedroom apartment with a separate kitchen, bright reception, family bathroom and 2 double bedrooms.

Carlton Gate is a well-positioned private gated development, with easy access to London's West End, the Underground Network, and the numerous cafes, Shops, and restaurants the area has to offer.





Ground Floor

Hunter Lodge, Admiral Walk Maida Vale, W9

Total Gross Area: 696 ft² ... 64.6 m² (excluding balcony)

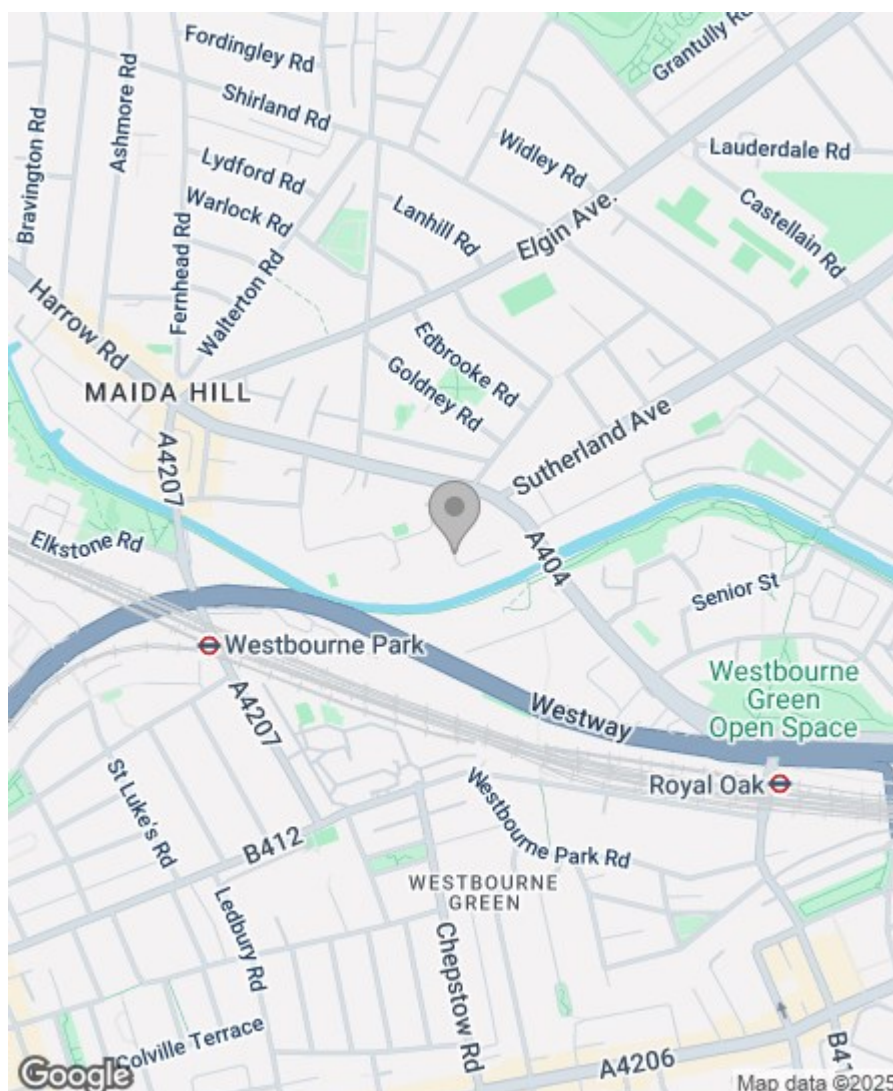
All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Property Overview

Location	Maida Vale, W9
Price	£550,000
Bedrooms	2
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Westminster
Tax Band	C
Current Ground Rent	TBC
Service Charge	Service Charge £6,960.75 pa Leasehold 125 years from 1 January 1989 - 89 Years Remain
Term	

Key Features

- Access to Harbour Club
- 24 Hour Portage
- Underground Parking
- Secure Development
- Great Location
- Spacious Apartment
- Seperate Kitchen
- 2 Double bedrooms
- Bright Reception room
- Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Company Registered number
03513585

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We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).