



CHARLES BARTLETT  
RESIDENTIAL



## Nightingale Lodge Admiral Walk

, London, W9 3TW

Guide price £1,200,000

Occupying the entire top floor of Nightingale Lodge, within the prestigious Carlton Gate development, this exceptional three-bedroom penthouse offers approximately 1,617 sq ft (150.2 sq m) of beautifully proportioned accommodation, four private balconies and far-reaching views across the London skyline.

The impressive 27ft reception room is flooded with natural light and opens onto two balconies, creating a superb space for both entertaining and everyday living. A separate dining room and spacious fitted kitchen complement the generous living accommodation. The master bedroom benefits from fitted wardrobes, an en-suite bathroom and private balcony, while two further double bedrooms are served by a family bathroom and separate guest cloakroom.

Lovingly owned by the current owner since new, the apartment presents an outstanding opportunity to create a truly bespoke penthouse residence. Offering the perfect canvas for modernisation, buyers can design and finish the property to their own taste while adding significant long-term value.

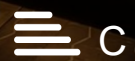
One of the property's standout features is its exceptional outside space, with four private balconies providing sunshine throughout the day and delightful views over the beautifully landscaped communal gardens.

Carlton Gate is one of West London's most sought-after gated developments, offering 24-hour concierge and security, secure underground parking for one vehicle, beautifully maintained communal gardens and five David Lloyd Health Club memberships, giving access to a gym, swimming pool, spa and tennis facilities.

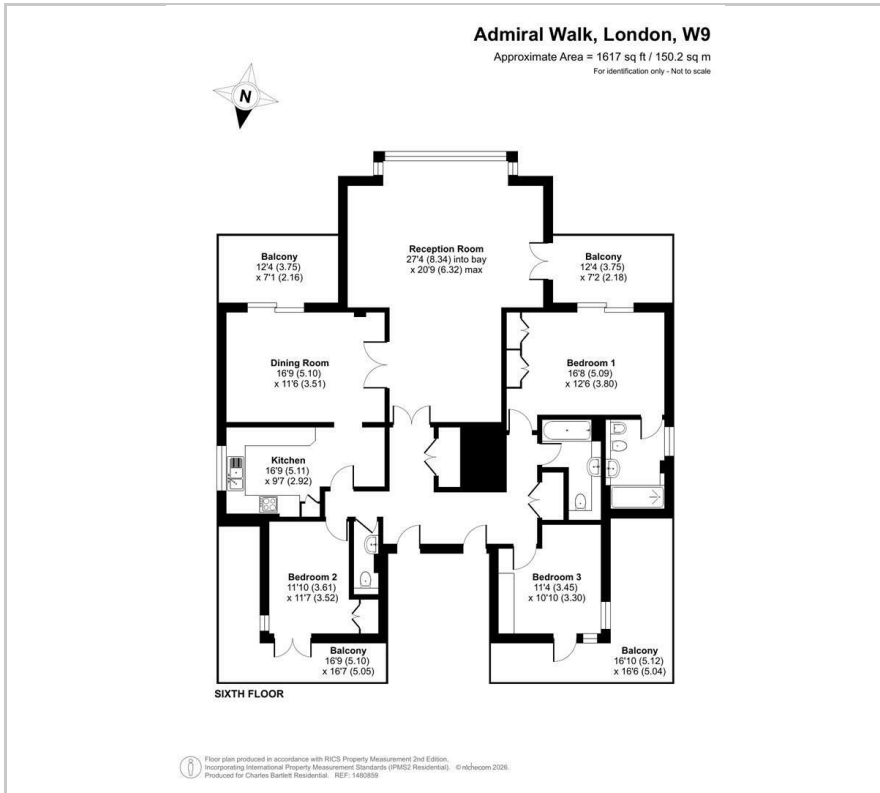
- Top floor penthouse
- Approx. 1,617 sq ft (150.2 sq m)
- Three double bedrooms
- Four private balconies
- 27ft reception room
- Separate dining room
- Opportunity to modernise and add value
- Underground parking for one vehicle
- Five David Lloyd Health Club memberships
- 24-hour security

Please contact our Charles Bartlett Residential Office on 07939 496551

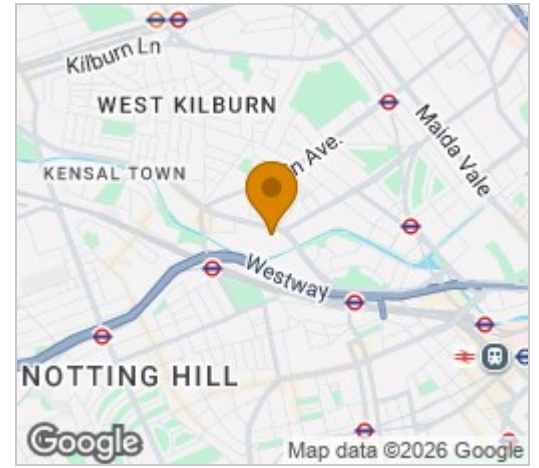
if you wish to arrange a viewing appointment for this property or require further information



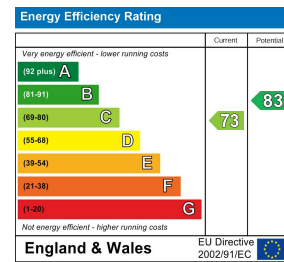
# Floor Plan



# Area Map



# Energy Efficiency Graph



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