



CHARLES BARTLETT
R E S I D E N T I A L



Flat 6 Harvey Lodge

Admiral Walk, London, W9 3TH

Guide price £625,000

A recently refurbished and spacious two bedroom, two bathroom apartment situated on the first floor with Juliet balcony within the exclusive gated development of Carlton Gate, W9.

The property comprises a large open plan reception and modern fitted kitchen with integrated appliances and breakfast bar, master double bedroom with ensuite, second double bedroom, shower room and Juliet balcony.

Resident benefits include 24 hour security, secure underground parking for one car and membership for two people to the exclusive Harbour Club (an excellent health and fitness club with swimming pool and state of the art gymnasium) which is just 5 minutes walk from the property.

Carlton Gate is ideally located within easy reach of all local amenities of Little Venice, Maida Vale and Warwick Avenue, whilst Westbourne Park and Notting Hill are a short distance away. Additionally, Paddington station provides national and international connections.

EPC rating C
Council Tax Band G
125 year lease granted 01/01/1989
Annual Ground rent £250.00
Annual Service Charge £6770.62

- Two bedroom apartment
- Open plan living room and kitchen
- Master bedroom with ensuite bathroom
- Second bedroom
- Shower room
- Built in storage
- Recently refurbished to a modern standard
- First floor
- Juliette Balcony
- Currently rented

Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	79
(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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