



CHARLES BARTLETT  
RESIDENTIAL



## Falcon Lodge Admiral Walk

, London, W9 3TA

Guide price £495,000



An incredibly spacious one bedroom, fifth floor apartment with balcony, situated within the sought-after development of Carlton Gate in Falcon Lodge, Admiral Walk, W9.

The property comprises a generous reception room with balcony facing beautiful internal gardens and ample space for both living and dining, a separate modern fitted kitchen with integrated appliances and breakfast bar, a well-proportioned double bedroom and a contemporary bathroom. The apartment offers excellent natural light and well balanced accommodation throughout (approximately 656 sq ft), making it ideal for a single professional or couple.

Resident benefits include secure gated entry, lift access, allocated parking and two exclusive memberships to the brand new David Lloyd Notting Hill, located just a short walk away. The club offers state-of-the-art gym facilities, indoor and outdoor swimming pools, spa facilities and a range of fitness classes, providing an exceptional lifestyle addition to the apartment.

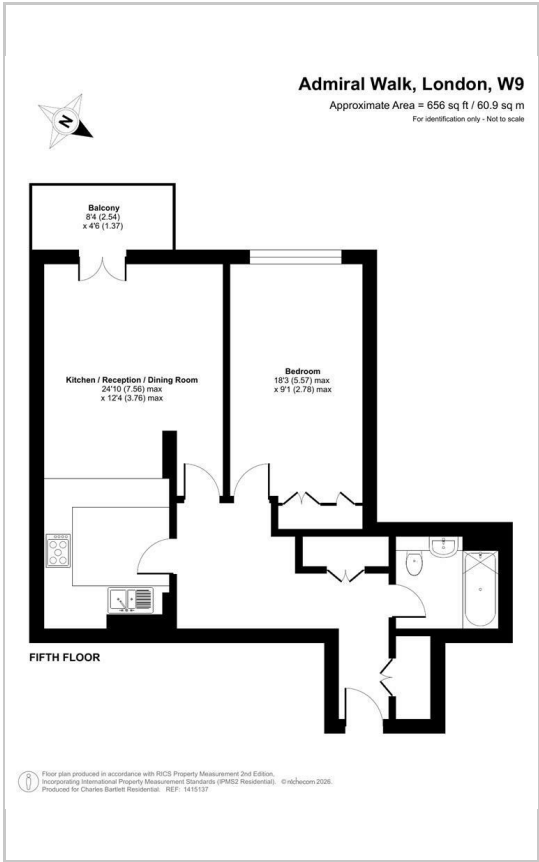
Falcon Lodge is ideally positioned moments from the charming cafés, restaurants and boutique shops of Maida Vale and Little Venice, with picturesque canal walks close by. Excellent transport links are available via



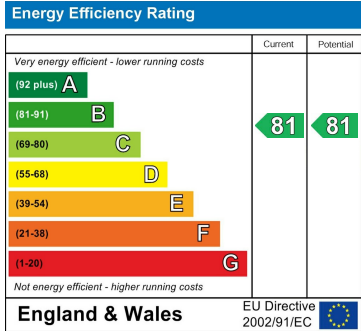
Area Map



Floor Plans



Energy Efficiency Graph



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