



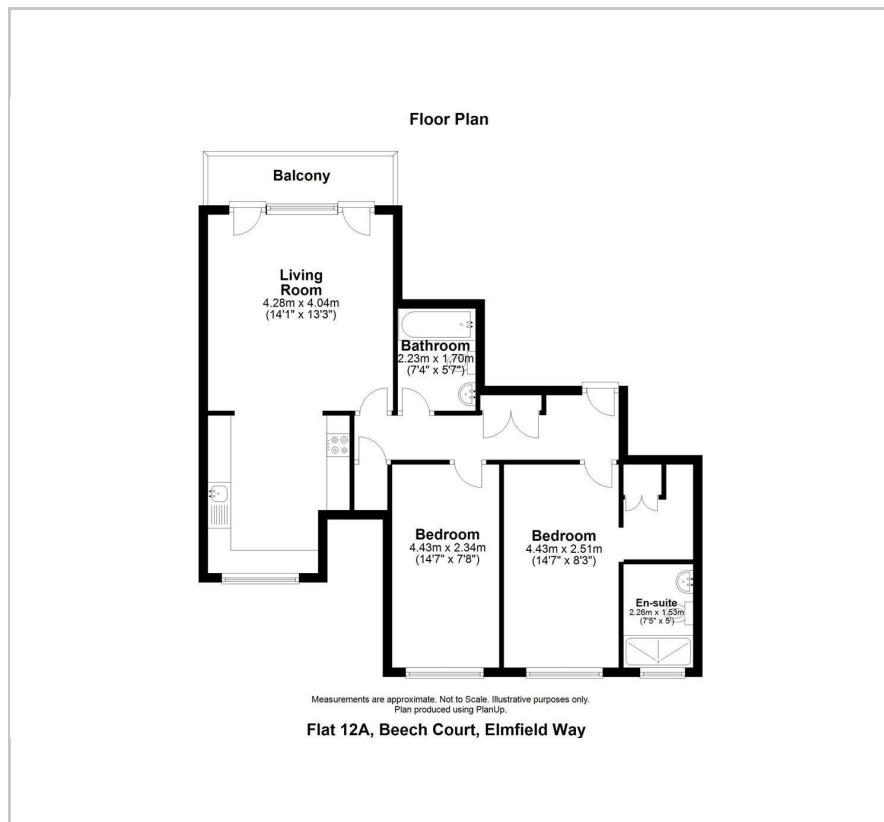
# CARLTON GATE ON SITE



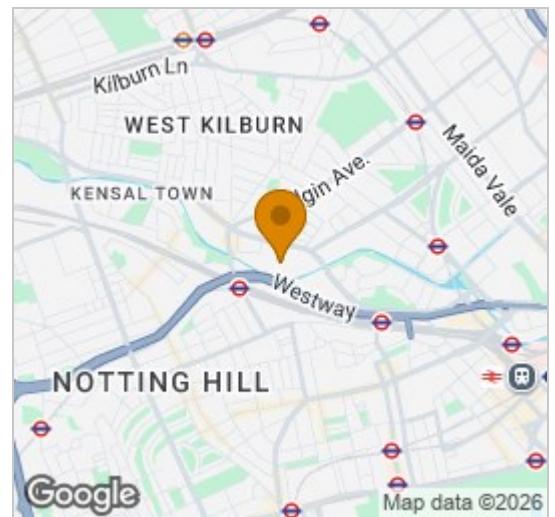
12a Beech Court Elmfield Way  
, London, W9 3TT  
Guide price £579,000

 2  2  1  C

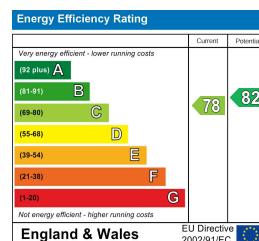
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

- Two bedroom apartment
- Light and spacious
- Second double bedroom
- Open plan living room and kitchen
- Ex-show apartment
- Fourth floor
- Master bedroom with ensuite shower
- Main bathroom
- Balcony with shed
- Underground parking



A beautifully bright and very spacious two bedroom, two bathroom, ex show-apartment situated on the fourth floor within the exclusive gated development of Carlton Gate, W9.

The property comprises a well sized reception room with balcony, open plan modern fitted kitchen with integrated appliances, master double bedroom with ensuite shower and built in wardrobes, second double bedroom and main bathroom.

Further boasts ample built in storage and is to be sold fully furnished.

Resident benefits include 24 hour security and secure underground parking.

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.

807 sqft  
EPC rating C  
Council Tax Band G  
999 year lease granted on 01/01/1996



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.