



**ADMIRAL WALK, W9**  
**OFFERS OVER £500,000 LEASEHOLD**

# **A FANTASTIC TWO BEDROOM TWO BATHROOM FLAT WITH CONCIERGE AND SECURE UNDERGROUND PARKING**

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

**Winkworth**

for every step...

*winkworth.co.uk*



## DESCRIPTION:

A two bedroom, two bathroom apartment situated on the third floor of Harvey Lodge with Juliet balcony within the exclusive gated development of Carlton Gate, W9.

The property comprises a well sized reception room, fitted kitchen with integrated appliances, master double bedroom with ensuite, second double bedroom, main bathroom, storage cupboard, small laundry cupboard and Juliet balcony.

Resident benefits include 24 hour security, secure underground parking for one car and membership for three 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.

## AT A GLANCE

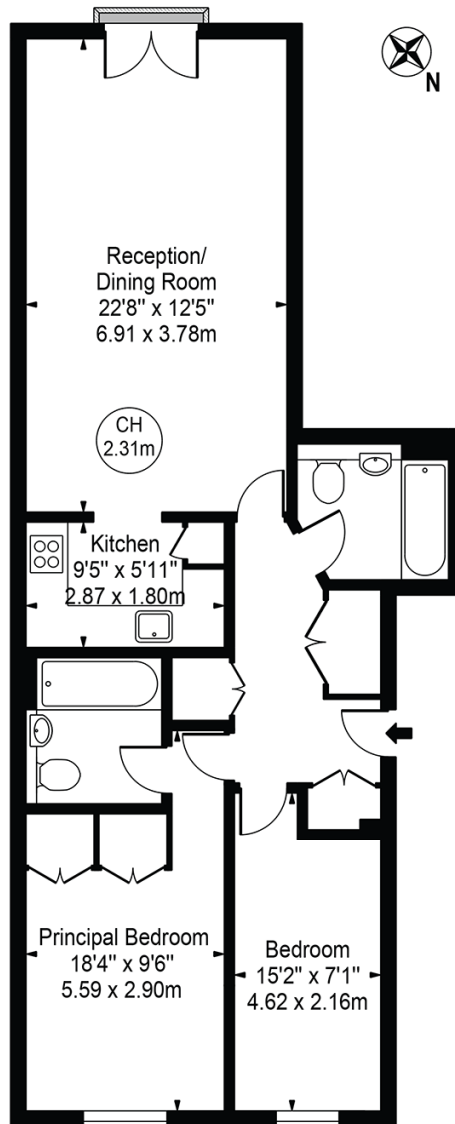
- Two bedroom Flat
- Gated community
- 24 hour concierge and security
- Third floor with lift access
- Two double bedrooms
- Two bathrooms (one ensuite)
- Underground dedicated parking





# Harvey Lodge

Approx. Gross Internal Area 807 Sq Ft - 74.97 Sq M

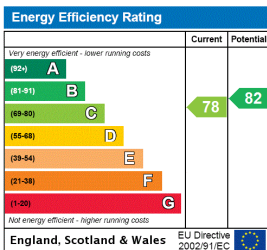


Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Leasehold

**Term:** 89 year and 4 months

**Service Charge:** £8380.4 per annum

**Ground Rent:** £ 300 Annually (subject to increase)

**Council Tax Band:** Westminster G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.