



Modern one bedroom apartment in a gated development with south-facing balcony and 24 hour concierge.

**Finch Lodge, Admiral Walk, London, W9**

£559,950 Leasehold (92 years remaining)

savills



- Modern apartment • 24hr concierge • Allocated underground parking
- Balcony • Gym memberships

### Local Information

Carlton Gate is ideally located within an easy reach of excellent transport links with the Royal Oak station only 0.3 miles away (Hammersmith and City,Circle line), a little over half a mile from Warwick Avenue Underground station (Bakerloo line) which is just one stop from Paddington station, providing national travel and also international travel, by way of the Heathrow Express. The restaurants and boutique shops of Formosa Street and Lauderdale Parade are also just a few minutes away.

### About this property

A well-presented and spacious one bedroom apartment situated on the third floor with a balcony featuring stunning views directly onto Regent's Canal in Maida Vale. This bright apartment is situated within a private gated development and benefits from 24 hour security,allocated underground parking for one car and membership for two people to the exclusive Notting Hill Harbour Club (an outstanding health and fitness club with a swimming pool and state of the art gymnasium) which is just 0.4 miles away from the property.

### Tenure

Leasehold (92 years remaining)

### Service charge (per annum)

£4,776

### Ground rent (per annum)

£200.00

### Local Authority

City Of Westminster

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Maida Vale & Little Venice Office.

Telephone: +44 (0) 20 3425 5600.



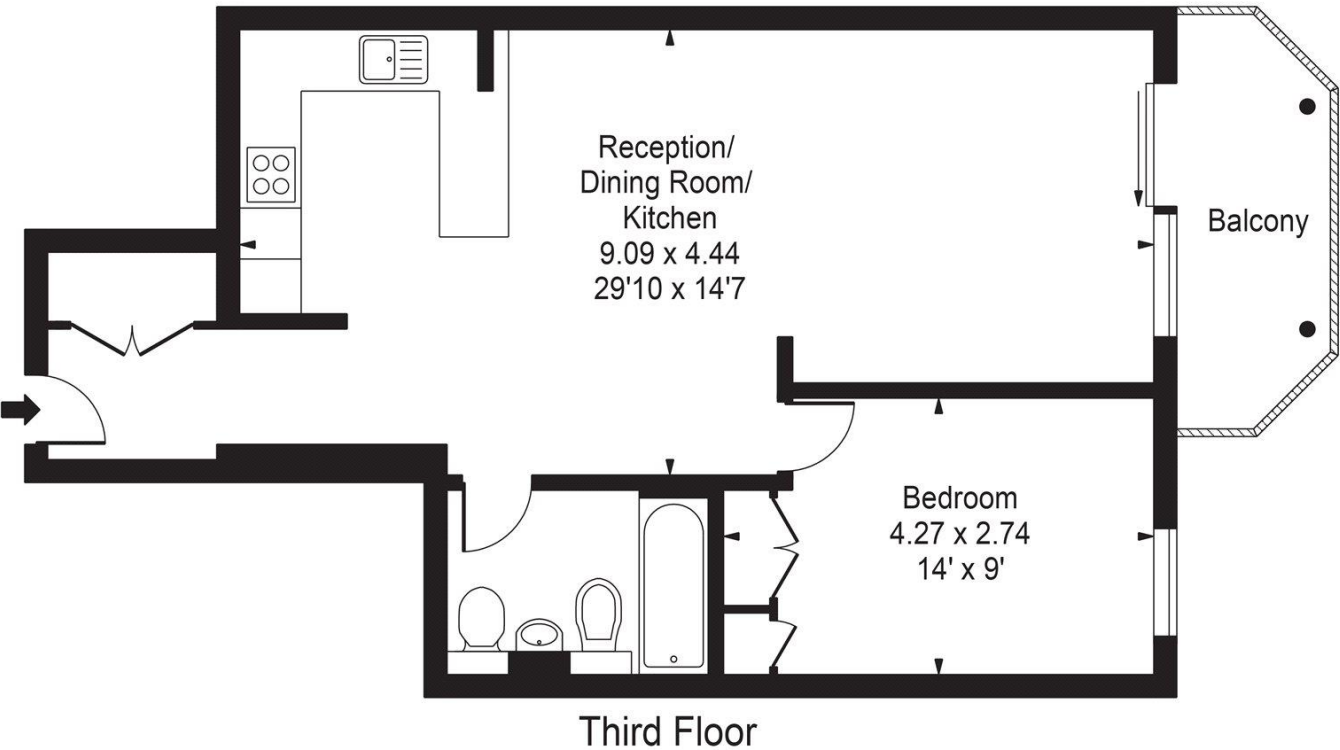





Finch Lodge, Admiral Walk, London, W9  
Gross Internal Area 620 sq. ft., 56.6 m²

**Emma Clowes**  
Maida Vale & Little Venice  
**+44 (0) 20 3425 5600**  
emma.clowes@savills.com

**Finch Lodge**  
Gross Internal Area(Approx)  
Total = 57.60 Sq m / 620 Sq ft  
For Illustration Purposes Only - Not To Scale  
Floorplan by Humble Spy Photography Ltd.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210315IVCH

