



Viewings by appointment
0207 483 2611

abbey
properties

Admiral Walk, W9 3TB

Offers In Excess Of £350,000*fees apply



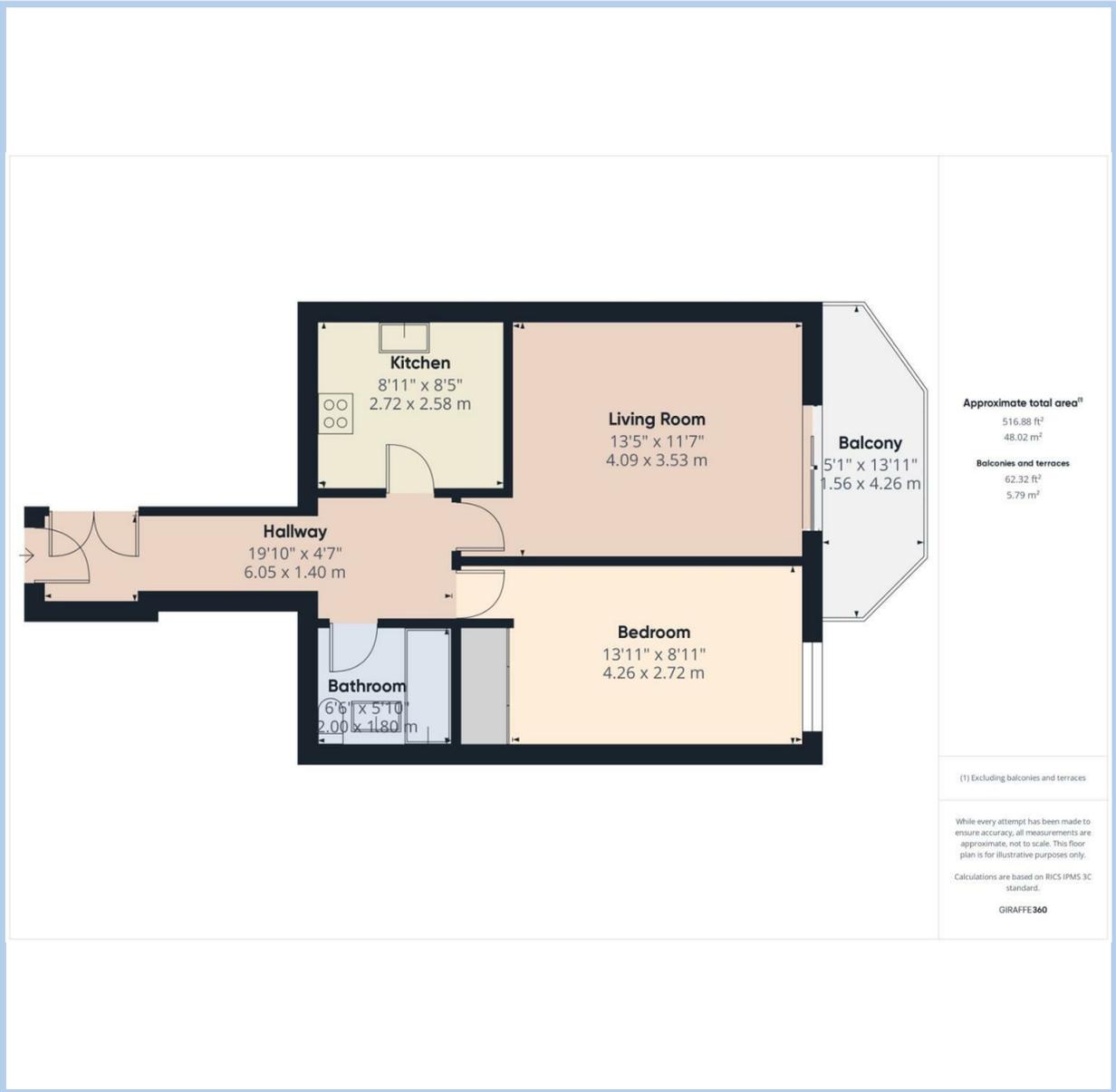
This immaculately presented and spacious one-bedroom apartment is set within the prestigious, gated Carlton Gate development in Maida Vale, W9. Benefiting from a private balcony with far-reaching views over Regent's Canal, the property offers a tranquil and highly desirable living environment.

The apartment comprises a generous reception room with direct access to the balcony, a separate fully fitted kitchen, a well-proportioned double bedroom, and a modern bathroom. The accommodation is bright and well balanced throughout, creating an inviting sense of space and light.

Residents of Carlton Gate enjoy a range of exclusive amenities including concierge and 24-hour security, one secure, allocated underground parking, and membership to David Lloyd Notting Hill, a premium health and fitness club located just 5 mins walk away, offering a swimming pool, gym, and spa facilities.

Ideally located, the property is within easy reach of the cafés, restaurants and canal side walks of Little Venice and Maida Vale, with Warwick Avenue and Westbourne Park stations providing excellent transport links. Paddington Station (Elizabeth Line, Heathrow Express and national rail services) is also nearby, offering fast connections across London and beyond.





- Spacious 1 bed flat set within gated development in Maida Vale
- Secure, allocated underground parking space
- Easy Transport Links
- Concierge
- Private balcony with views over Regent's Canal
- Access to David Lloyd Notting Hill (gym, pool & spa)
- Moments from the vibrant local amenities of Little Venice, Maida Vale, and Warwick Avenue



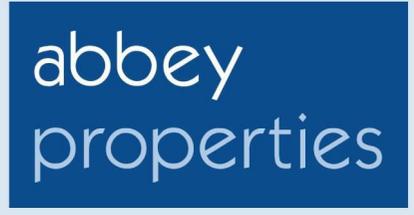
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC

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*All Fees stated are inclusive of VAT (calculated at 20%)
Referencing Fee: £29.50 per applicant
Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).
Administration fees: £107 per property

Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.

