



THE ESTATE COMPANY



Admiral Walk, Maida Vale, London, W9 3TB

Asking Price £699,950

- 1078 Sq ft
- Secure Underground Parking
- Two Bedroom
- Large Balcony
- Exclusive membership to David Lloyd Notting Hill
- 24/7 Secure Development
- Two Bathroom

# Flat 5, Finch Lodge Admiral Walk, London W9 3TB

A generous and well-presented two-bedroom, two-bathroom apartment extending to approximately 1,078 sq ft, situated on the first floor of this highly sought-after development with lift access.

The accommodation comprises a spacious open-plan reception and dining room with access to a private balcony, together with a fully integrated modern kitchen. The principal bedroom benefits from fitted storage and an en-suite bathroom, whilst the second double bedroom is served by a separate family bathroom. The apartment further benefits from wooden flooring throughout the principal living areas, carpeting in the bedrooms, ample storage, and an abundance of natural light throughout.

Finch Lodge forms part of the prestigious Carlton Gate development, offering residents a superb range of facilities including 24-hour security, concierge services, secure underground parking, and access to the exclusive David Lloyd Notting Hill health and fitness club. Residents can enjoy first-class leisure facilities including a swimming pool, state-of-the-art gymnasium, tennis courts, fitness studios, spa facilities, and a range of wellness amenities.

The property is conveniently located within easy walking distance of Westbourne Park Underground Station (Circle, Hammersmith & City lines) and Warwick Avenue Underground Station (Bakerloo line), providing excellent transport links to the West End, the City and beyond. The open spaces of Paddington Recreation Ground, the shops and cafés of Formosa Street, and the amenities of Little Venice and Notting Hill are also



Council Tax Band: G

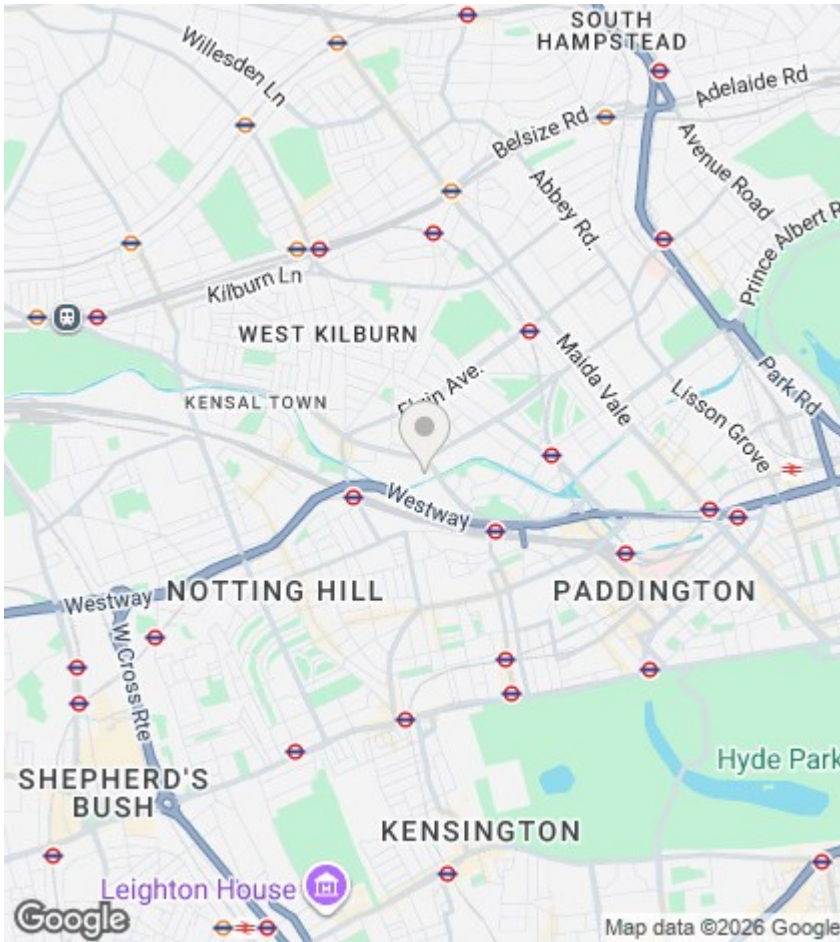




APPROX. GROSS INTERNAL FLOOR AREA: 1078 SQ FT/ 100 SQM

**PROPERTY PHOTO PLANS**.COUK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



## Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	