



CHARLES BARTLETT  
RESIDENTIAL



## Falcon Lodge Admiral Walk

, London, W9 3TA

£2,600 Per month



An incredibly spacious one bedroom, fifth floor apartment with balcony, situated within the sought-after development of Carlton Gate in Falcon Lodge, Admiral Walk, W9.

The property comprises a generous reception room with balcony facing beautiful internal gardens and ample space for both living and dining, a separate modern fitted kitchen with integrated appliances and breakfast bar, a well-proportioned double bedroom and a contemporary bathroom.

The apartment offers excellent natural light and well balanced accommodation throughout (approximately 656 sq ft), making it ideal for a single professional or couple.

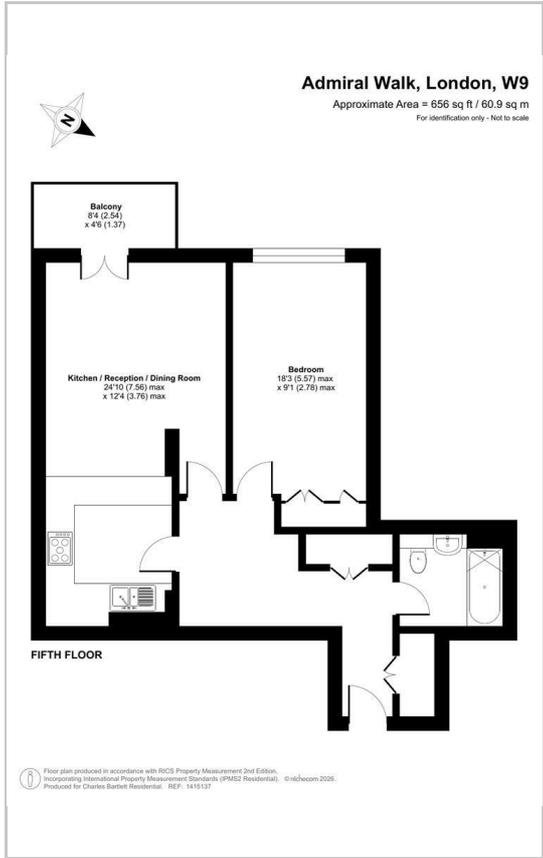
Resident benefits include secure gated entry, lift access, allocated parking and two exclusive memberships to the brand new David Lloyd Notting Hill, located just a short walk away. The club offers state-of-the-art gym facilities, indoor and outdoor swimming pools, spa facilities and a range of fitness classes, providing an exceptional lifestyle addition to the apartment.



# Area Map



# Floor Plans



# Energy Efficiency Graph

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

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