

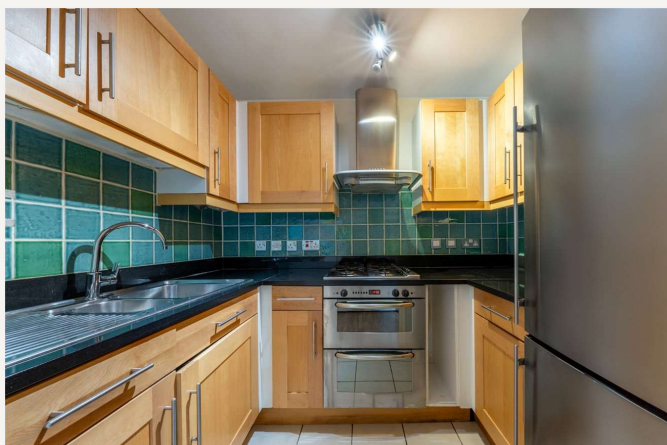


## Hunter Lodge, Maida Vale, London, W9

£495,000 *Leasehold*



A well-proportioned two-bedroom (702 sq. ft.) ground floor apartment with access to a patio garden, forming part of a well-appointed modern block. This property includes membership to the Harbour Health Club and underground parking in this 24-hour secure development. Carlton Gate is within close distance of shops, cafes and Royal Oak Underground Station (Hammersmith & City line - 0.5 miles). Access to the Underground network and Paddington main line station are within a few minutes reach (1 mile).



**Winkworth Maida Vale**

020 7289 1692 | [maidavale@winkworth.co.uk](mailto:maidavale@winkworth.co.uk)

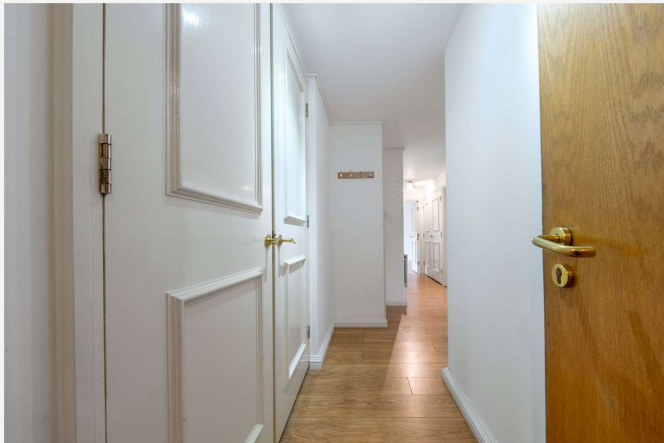


## KEY FEATURES

- Principal Bedroom With En Suite Bathroom
- Second Double Bedroom
- Shower Room
- Reception/Dining Room
- Kitchen
- Patio/Terrace
- Underground Parking
- Leasehold







## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 88 year and 1 months

**Service Charge:** £5,475.32 per annum

**Ground Rent:** £150 Annually (subject to increase)

**Council Tax Band:** F

**EPC rating:** E

**Electricity supply:** Mains Supply

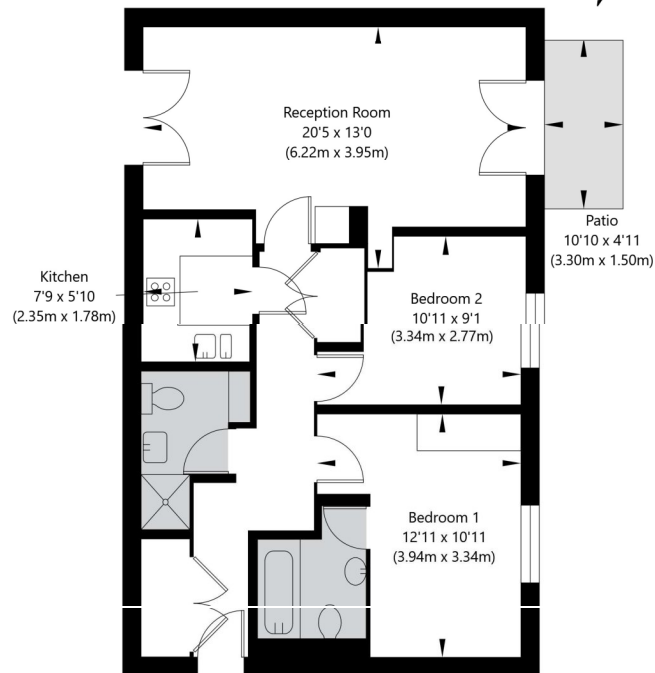
**Sewerage supply:** Mains Supply

**Water supply:** Mains Supply

**Mobile signal:** Good outdoor and In-Home

## Hunter Lodge, Admiral Walk, London W9 3TQ

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 65.21 SQ M / 702 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 65.21 SQ M / 702 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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For more information, scan the QR code or visit the link below

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	53
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



<https://www.winkworth.co.uk/sale/property/MDV220015>

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.

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