



Elmfield Way, W9

£550,000 *Leasehold*



Set on the fourth floor of the highly regarded Carlton Gate development, this bright and spacious apartment offers approximately 758 sq ft of beautifully presented accommodation, along with secure underground parking and no onward chain.

Originally created as the development's show apartment, the property has been thoughtfully designed with generous proportions, excellent natural light and an abundance of built-in storage throughout.

KEY FEATURES

- Two-bedroom, two-bathroom apartment
- Fourth floor of a prestigious gated development
- Approximately 807 sq ft
- Bright open-plan reception, dining room and kitchen
- Private balcony with useful storage shed
- Principal bedroom with fitted wardrobes and en-suite shower
- Secure underground parking and 24-hour security
- Ex-show apartment offered fully furnished



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The heart of the home is the impressive open-plan reception, dining and kitchen space, providing plenty of room for both relaxing and entertaining. The contemporary kitchen is fitted with a range of integrated appliances, whilst doors from the reception area open directly onto a private balcony, complete with a useful storage shed.

The principal bedroom features fitted wardrobes and its own stylish en-suite shower room. A second well-proportioned double bedroom is served by a separate modern bathroom, making the apartment perfectly suited to couples, sharers or those looking for a dedicated guest room or home office.

The property is offered for sale fully furnished, providing an excellent turnkey opportunity for a London home, pied-à-terre or investment. Residents also benefit from 24-hour security, beautifully maintained communal grounds and secure underground parking.

Carlton Gate is ideally positioned for the boutiques, cafés and restaurants of Little Venice, Maida Vale and Warwick Avenue. Westbourne Park, Notting Hill and Paddington are also within easy reach, offering excellent shopping, leisure and transport links.



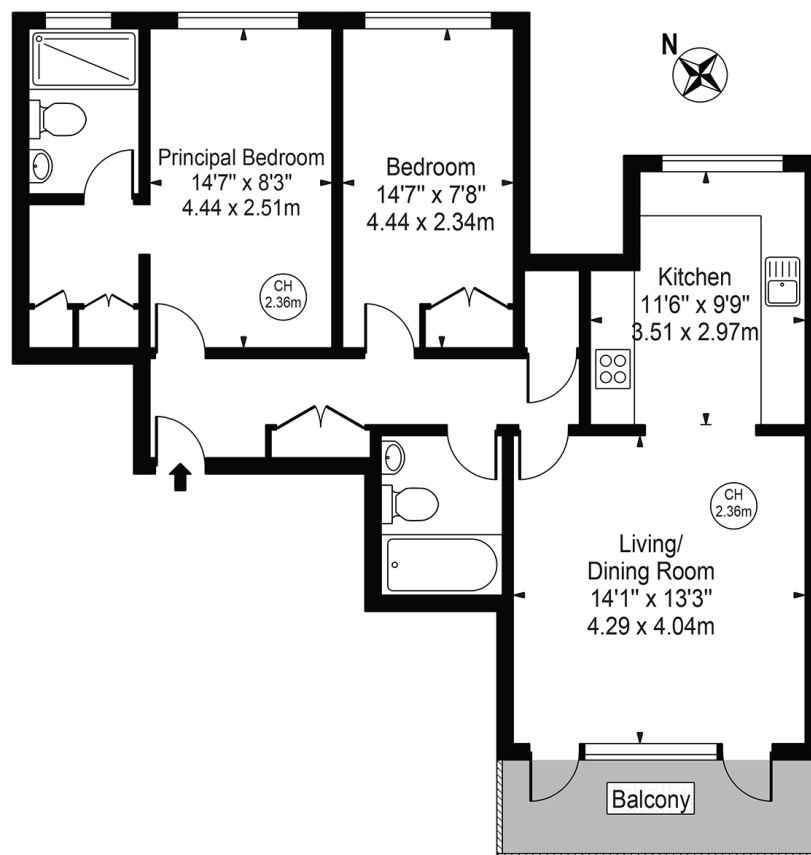


MATERIAL INFO

Tenure: Leasehold
Term: 968 year and 11 months
Service Charge: TBC
Ground Rent: TBC
Council Tax Band: RBKC Band G
EPC rating: C

Beech Court

Approx. Gross Internal Area 758 Sq Ft - 70.42 Sq M



Fourth Floor

For Illustration Purposes Only - Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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