



TAVISTOCK CRESCENT, LONDON, W11  
£399,950 LEASEHOLD

A FANTASTIC ONE BEDROOM FLAT IN A VERY  
POPULAR BLOCK OVERLOOKING THE PARK  
JUST OFF PORTOBELLO ROAD

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

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## DESCRIPTION:

The property comprises of a large open-plan beautifully designed kitchen/living room with great storage, double bedroom with built-in wardrobes and immaculate bathroom. The property benefits from solid oak floor and doors, an extended lease to 177 years, and Hive smart central heating. The perfect Notting Hill home or pied a terre, a brilliantly located quiet street near All Saints Road in the heart Portobello.

The property is close to the many amenities of Ladbroke Grove, Portobello Road and the ever-trendy Golborne Road. Westbourne Park tube station is a short walk away (minutes from Paddington Station and the Heathrow Express), as well as many other transport links to take you all over London.

## AT A GLANCE

- Fantastic One Bed Flat
- Masses of Storage
- Wooden Floors Throughout
- Fully Fitted Kitchen
- Overlooking the Park
- Immaculate Bathroom
- Hive Smart Central Heating
- Very Close to Portobello Road
- EPC Rating C



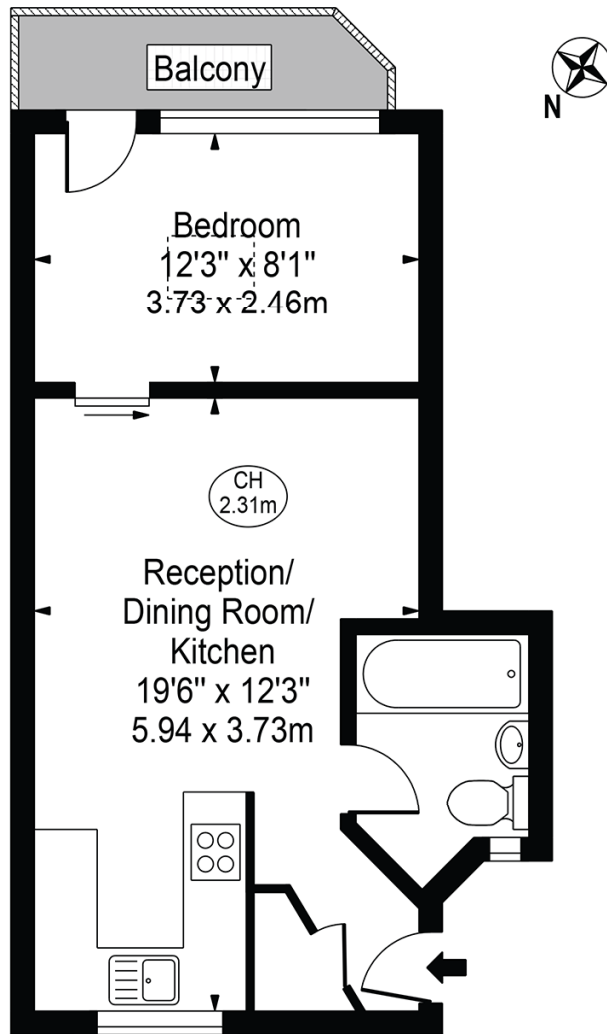






# Tavistock Crescent

Approx. Gross Internal Area 367 Sq Ft - 34.09 Sq M



## Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-59)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 176 year and 11 months

**Service Charge:** £869.28 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** B

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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