



FLAT 11, FALLODON HOUSE, 20 TAVISTOCK CRESCENT, LONDON, W11  
**£400,000 LEASEHOLD**

## A GREAT ONE BEDROOM FLAT IN THE HEART OF W11 WITH A PRIVATE PATIO

### SUMMARY:

The fabulous one bedroom property offers great space arranged on the garden level of this conveniently located building. The property benefits from a large living room, separate kitchen, spacious bathroom, walk-in wardrobe and a gorgeous bright private patio.

The perfect Notting Hill pied à terre or home office away from home on Tavistock Crescent, a brilliantly located quiet street near All Saints Road in the heart Portobello.

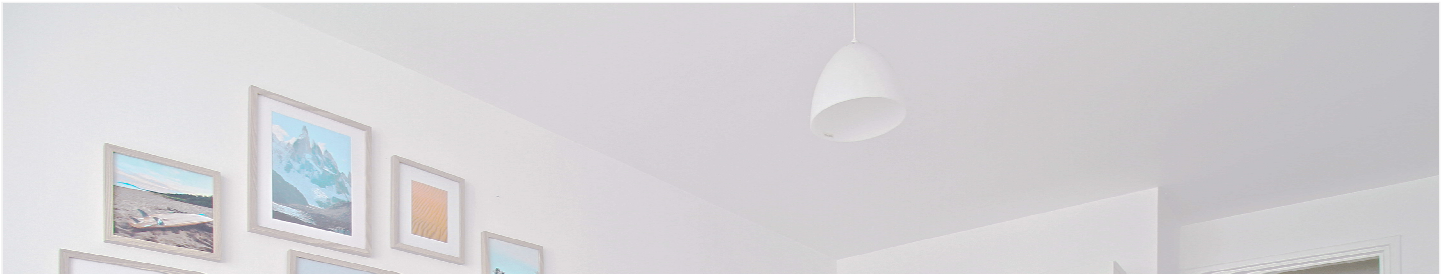
The property is close to the many amenities of Ladbroke Grove, Portobello Road and the ever-trendy Golborne Road. Westbourne Park tube station is a short walk away (minutes from Paddington Station and the Heathrow Express), as well as many other transport links to take you all over London.

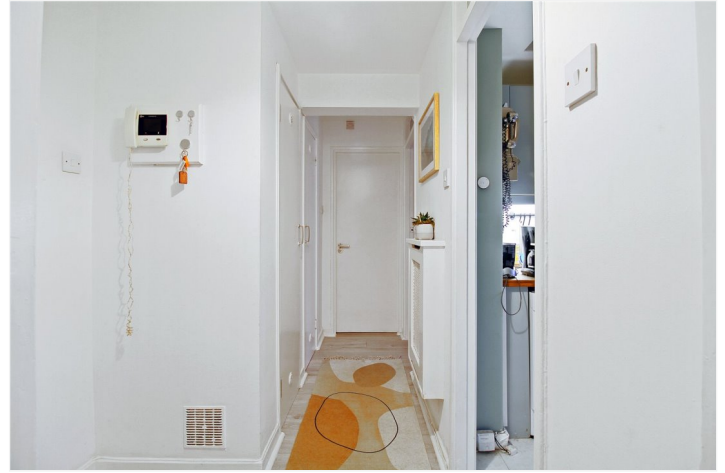
North Kensington | 020 7792 5000 | [northkensington@winkworth.co.uk](mailto:northkensington@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

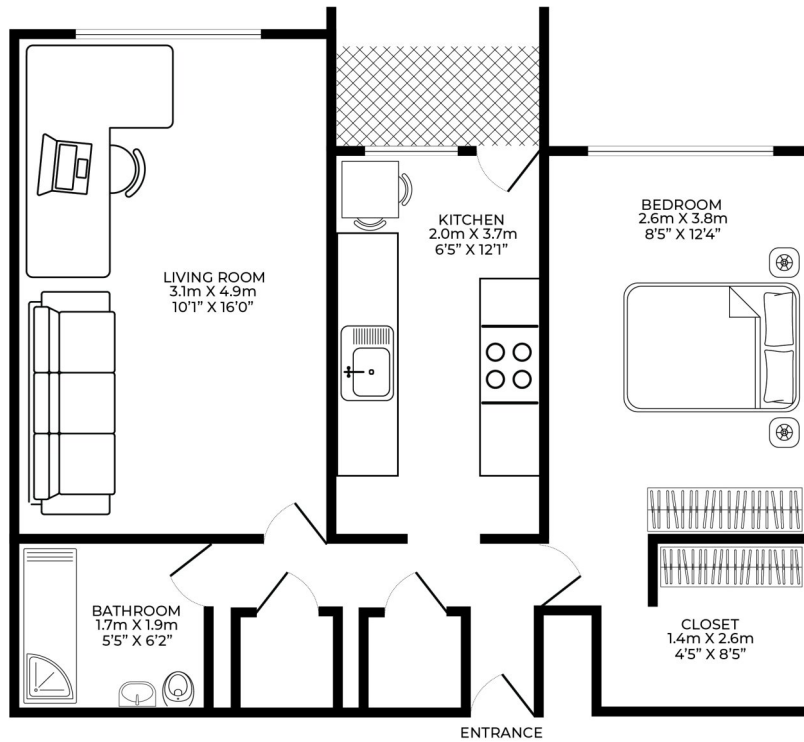




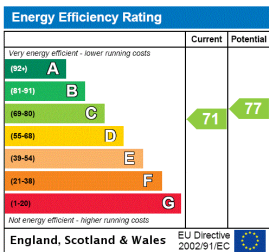
## ACCOMMODATION

- Leasehold 91 years 10 months
- 1 Bedroom
- 1 Reception Room
- 1 Bathroom
- Garden
- Purpose Built
- Good decoration
- Service charge £2,100 pa  
Includes Heating and Hot Water
- Ground rent £10 pa

**ADDRESS: 11 Falldon House\_W11 1AX**  
562 sq.ft (52.3 sq.m) approx



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.



North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk  
141 Ladbroke Grove  
London  
W10 6HJ

[winkworth.co.uk](http://winkworth.co.uk)



for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.