



TAVISTOCK CRESCENT, W11
£525,000 LEASEHOLD

PERFECT FIRST HOME IN ICONIC NOTTING HILL – STYLISH 2-BED APARTMENT WITH BALCONY

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DESCRIPTION:

An exciting opportunity for first-time buyers to get onto the property ladder in one of London's most desirable neighbourhoods. This well-presented two bedroom, one-bathroom apartment is set on the second floor and comes with its own private balcony – perfect for morning coffee or evening sunsets.

Step into a bright and spacious living area with attractive wooden flooring, ideal for relaxing or entertaining. The modern open-plan kitchen features integrated appliances and a stylish breakfast bar, combining functionality with flair. Both bedrooms are generously sized, making it perfect for sharers, guests, or a dedicated home office. The sleek, modern bathroom completes the space, ready to move into with no work needed.

Located in the heart of vibrant Notting Hill, you're just a short walk to Notting Hill Gate (Central and District lines) and Westbourne Park (Hammersmith & City and Circle lines), offering fast connections across London. With its unbeatable location, stylish finish, and great layout, this is a smart and exciting choice for first-time buyers looking for great value in a prime area.

AT A GLANCE

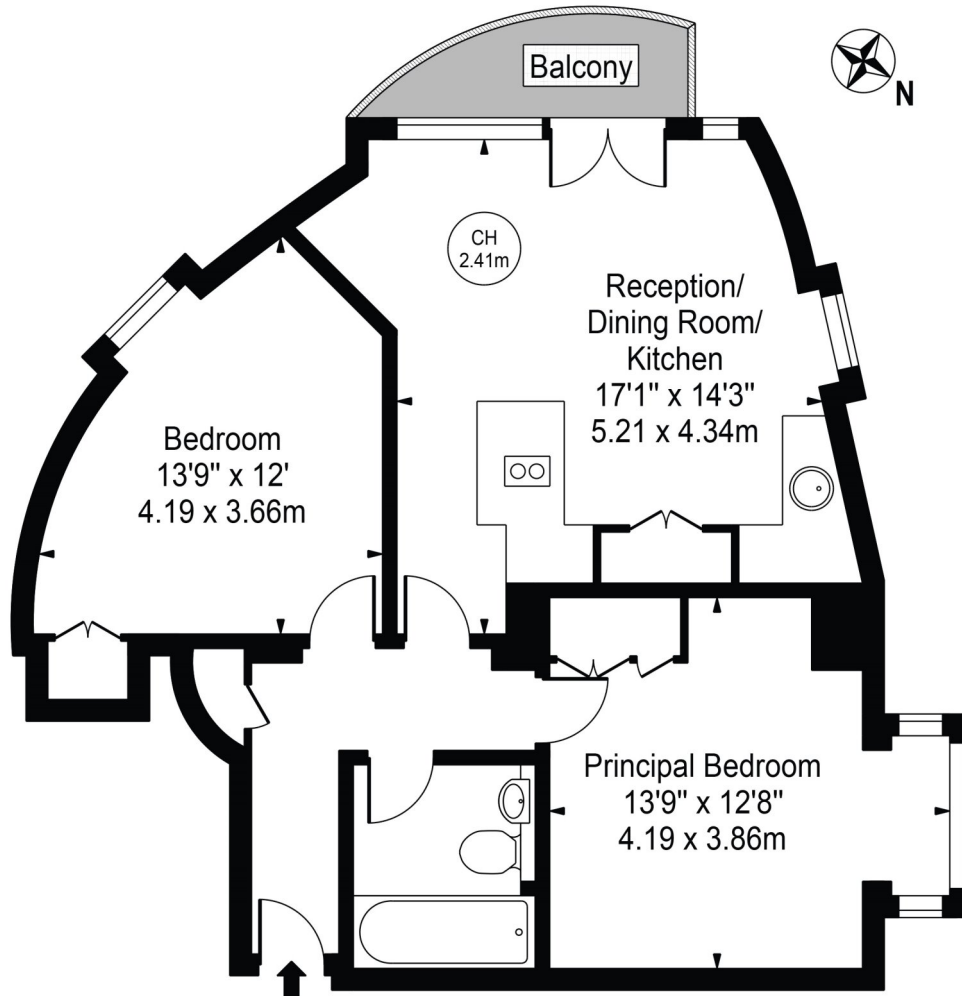
- Second Floor Purpose Built Flat With Lift
- Two Bedrooms, One Modern Bathroom
- Private Balcony
- Open-plan Kitchen
- Bright Living Area
- Wooden Floors
- Prime Notting Hill Location
- EPC Rating C





Tavistock Crescen

Approx. Gross Internal Area 667 Sq Ft - 61.97 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. Copyright Morriarti Photography & Design LTD

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 136 year and 2 months

Service Charge: £5230.24 per annum

Ground Rent: £250 Annually

Council Tax Band: RBKC Band D

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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