



## 35 Tavistock Crescent

London, W11

**£595,000**

This well-presented three-bedroom split-level apartment is located within a well-maintained purpose-built block, ideally situated close to Notting Hill and within the Borough of Westminster. Accessed from the second floor, the property opens to a welcoming hallway leading to three well-proportioned double bedrooms. Stairs descend to the lower level, which comprises a bright living room with direct access to a private balcony, a fitted kitchen, and two shower rooms with WCs. Arranged over approximately 972 square feet, the apartment offers spacious and practical accommodation in a highly desirable location.

Service charge: Approx. £6300 per annum (TBC) which includes hot water and heating

Ground rent: £10 per annum

Lease: 84 years remaining - Part of Leasehold Reform Act: As of 31 January 25 you are now able to apply to extend a lease immediately, without having to own the property for 2 years. Contact us for further details.

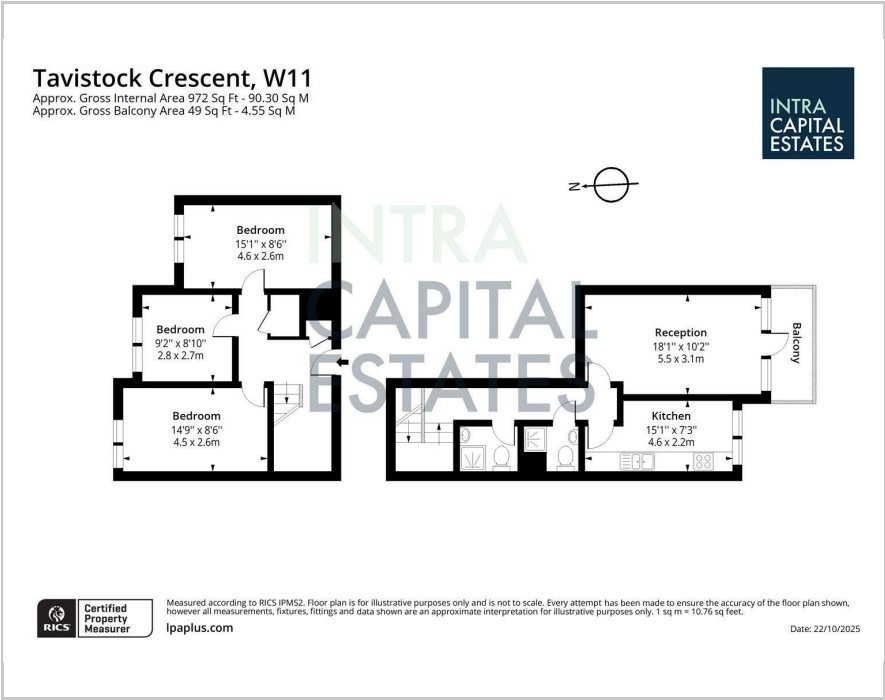
- Three Bedroom Apartment
- Split Level
- Modern Living
- Balcony
- 2 Shower Rooms
- No Onward Chain
- Westminster Borough
- Close to Notting Hill

### Viewing

Please contact our Intra Capital Estates Office on 0207 183 6676 if you wish to arrange a viewing appointment for this property or require further information.



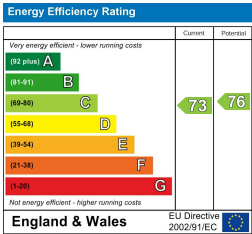
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

INTRA-CAPITAL ESTATES

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MODERN APPROACH  
TRADITIONAL VALUES

