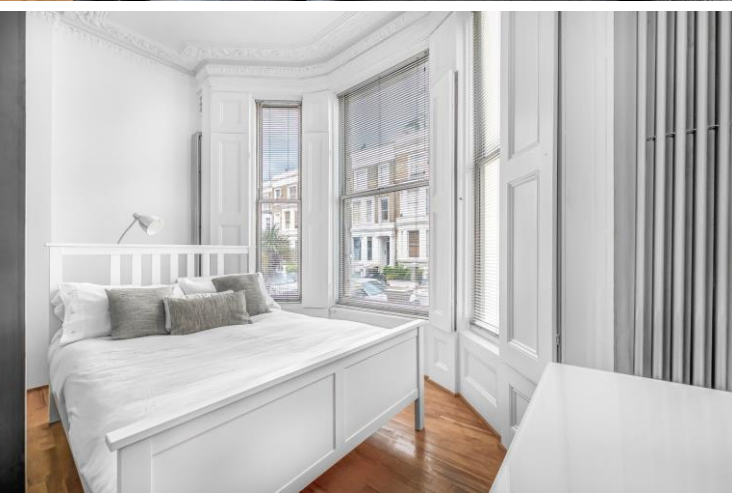




Tavistock Road
Notting Hill, W11

CHESTERTONS





An elegant, raised ground floor flat with impressive ceiling heights in Notting Hill, W11.

This exceptionally spacious raised ground floor flat, offering over 600 sq. ft. of stylish living space, is located in the heart of Notting Hill.

Boasting soaring ceilings exceeding three metres, elegant period detailing, and expansive windows that flood the interior with natural light, this home feels bright, airy, and full of character.

Currently arranged as a generous studio, the property offers exciting potential to create a separate one-bedroom layout (subject to the necessary permissions) offering a rare opportunity to tailor this elegant home to your lifestyle.

The interiors feature warm wooden flooring, a sleek contemporary kitchen, and a well-appointed bathroom, all complemented by an exceptional sense of openness and volume.

Perfectly positioned on a quiet residential street, just moments from the vibrant boutiques, cafés, and world-class dining of Notting Hill and Westbourne Grove, as well as excellent transport links for easy access to the West End and the City.

- Spacious raised ground floor flat exceeding 600 sq. ft.
- Ceiling heights over three metres with elegant period features
- Bright and airy interiors with large sash windows and wooden floors
- Potential to convert into a one-bedroom flat (subject to permissions)
- Prime Notting Hill location, close to Portobello Road, Westbourne Grove and excellent transport links

Asking Price £600,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	77 C

Tenure: Leasehold. 977 years remaining with a Share of Freehold.

Service Charge: £500 Ad Hoc

Ground Rent: £0

Local Authority: Kensington and Chelsea

Council Tax Band: E

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

London

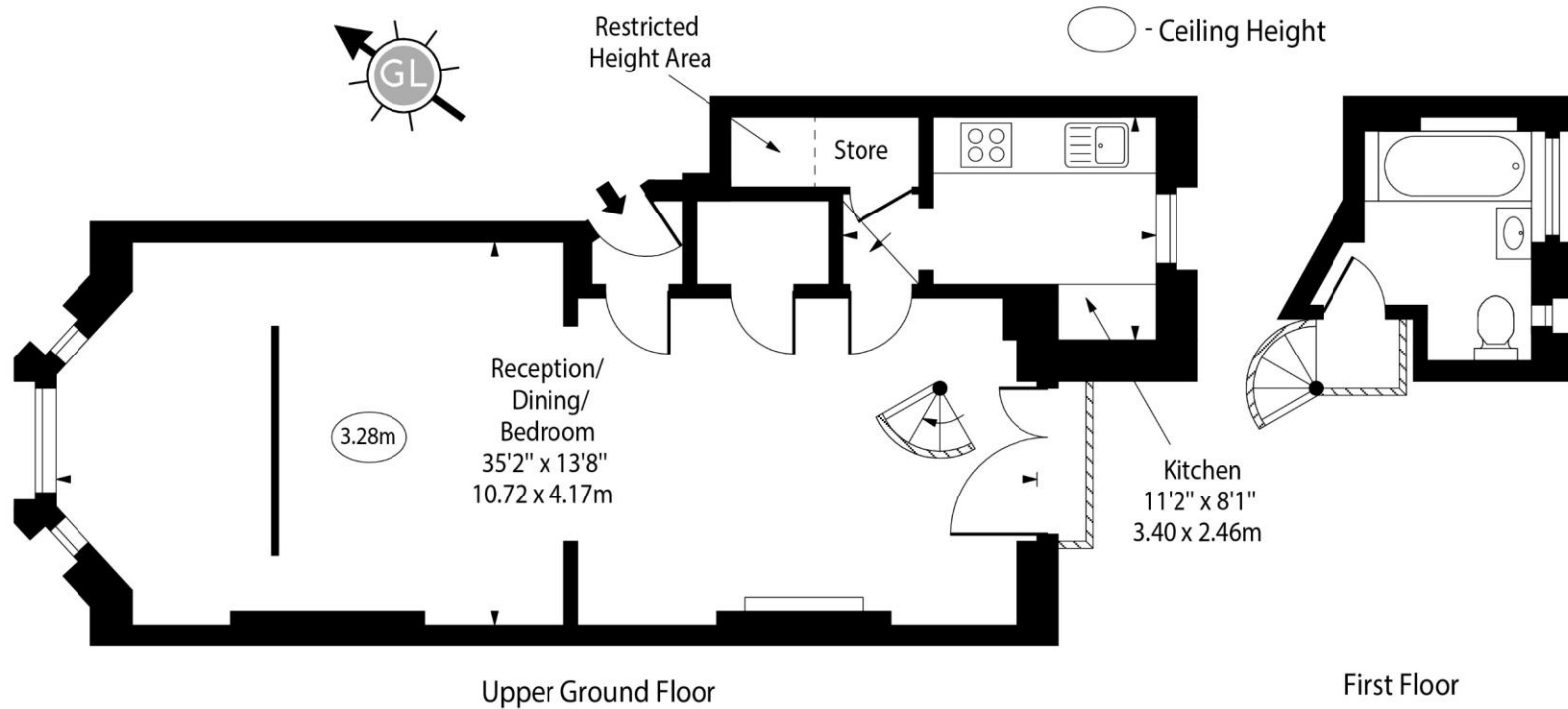
W11 2AB

nottinghill@chestertons.co.uk

0203 040 8585

chestertons.co.uk

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Approx Gross Internal Area 612 Sq Ft - 56.85 Sq M

Approx. Floor Area Including Restricted Heights 620 Sq Ft - 57.60 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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