MATT SIDDELL
REAL ESTATE ADVISORY

FOR SALE

FLAT 6 & FLAT 8, 41 TAVISTOCK CRESCENT
NOTTING HILL, LONDON W11 1AD

PRIME CENTRAL LONDON RESIDENTIAL INVESTMENT OPPORTUNITY

Moments from Portobello Road and Westbourne Grove, this investment opportunity combines strong rental demand with long-term capital growth in one of London's most fashionable postcodes.

Two modern apartments in Notting Hill, with private balconies - available with vacant possession.

HIGHLIGHTS

- Two long leasehold flats within a modern Notting Hill development
- Each flat approx. 645–652 sq ft
- Both flats offered with vacant possession
- Guide Price: £600,000 per flat
- Located in prime W11, close to Notting Hill and Portobello Road
- Modern building with balcony and open-plan reception/kitchen layout

DESCRIPTION

41 Tavistock Crescent offers two long leasehold flats within a modern development in the heart of Notting Hill.

Both units are offered with vacant possession and represent an attractive residential investment or owner-occupier opportunity.

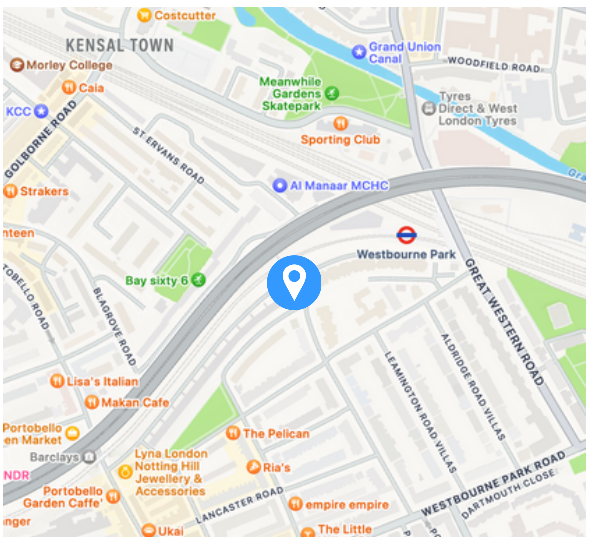
Each flat provides circa 645–652 sq ft, configured as two bedrooms with an open-plan kitchen/reception and private balcony.

LOCAL AUTHORITY

Westminster City Council

LOCATION

- Situated in Notting Hill, W11 – one of London's most fashionable and desirable residential neighbourhoods
- Nearby amenities include Portobello Road, Westbourne Grove, and the extensive shopping, dining and cultural offerings of Notting Hill
- Excellent connectivity with Westbourne Park and Ladbroke Grove Underground Stations (Circle and Hammersmith & City lines) nearby, providing easy access across London
- Favoured by young professionals, families and investors for its strong rental demand, prestige and enduring long-term value



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KEY FEATURES

- Two long leasehold flats in a modern Notting Hill development
- Each flat circa 645–652 sq ft, with private balcony
- Vacant possession of both units
- Strong rental demand and long-term capital growth potential in W11

VAT

No VAT payable.

TENURE

Long Leasehold.

TERMS

Offers are invited in excess of
£600,000 per property.

PLANNING & DEVELOPMENT POTENTIAL

Modern flats suitable for immediate occupation or letting. Potential for refurbishment or interior upgrades to enhance rental and capital values.

ANTI-MONEY LAUNDERING

In compliance with anti-money laundering legislation, the successful bidder will be required to submit relevant documents which will be requested before agreeing Heads of Terms with the vendor.

ACCOMMODATION SCHEDULE

Flat	Beds	Floor	Amenity	Internal (sq ft)	Value
Flat 6	2	Second	Balcony	652	£600,000
Flat 8	2	Second	Balcony	645	£600,000

CONTACT

Images, floor plans and further information available upon request. Please contact:

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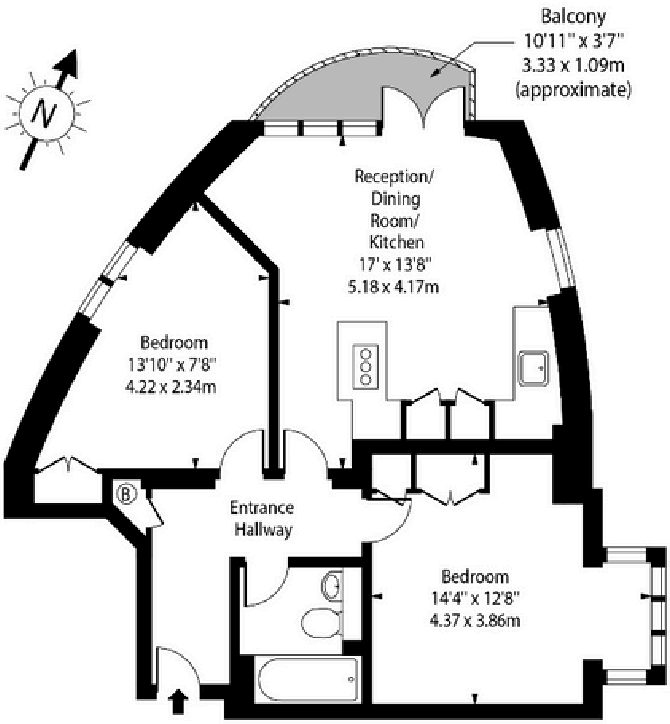
FLOOR PLAN



Portobello Road

Westbourne Grove

41 Tavistock Crescent

Disclaimer: This document is prepared for information purposes only. All figures are indicative and subject to change by the vendor. This document does not constitute investment, financial, legal, or tax advice, nor does it represent a contractual offer or commitment. Any reliance placed on the contents of this report is strictly at the reader's own risk.

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