

London W11

1B Tavistock Road, Notting Hill W11 1AT

- **A Well Located Self-Contained First Floor Flat**
- **Approximate GIA 47.6 sq m (512.38 sq ft)**

Vacant Possession



Tenure

Leasehold. The property is held on a lease for a term of 125 years from 31st July 1987 (thus having approximately 97 years unexpired) at a current ground rent of £10 per annum.

Location

The property is located at the junction of Tavistock Road and Aldridge Road Villas. Local shops and amenities are available along Westbourne Park Road and fashionable Portobello Road. Westbourne Park Underground Station (Circle and Hammersmith & City Lines) is within walking distance, and the nearby A40 provides direct access to Central London and the M40 Motorway. The open spaces of Kensington Gardens are within close proximity.

Description

The property comprises a self-contained first floor flat situated within an end of terrace building. The property benefits from a balcony.

Accommodation

Reception Room, Bedroom, Kitchen, Bathroom/WC

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To View

The property will be open for viewing every Wednesday between 1.15 – 1.45 p.m. and Saturday between 2.30 – 3.00 p.m. before the Auction These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Fishman Brand Stone
(Ref: Mr Peter Niedle).
Tel: 0207 935 2408.
Email: sgoya@fishmanbrandstone.com

VACANT – Leasehold Flat

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.