



THE TALBOT COLLECTION – GARDEN MAISONETTE
£2,650,000 SHARE OF FREEHOLD

An exquisitely presented collection of five, three-bedroom, lateral flats spanning the width of two period buildings, and two garden maisonettes in the heart of this much sought after Notting Hill location of Artesian Village. All flats benefit from their own outside space.

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DESCRIPTION:

Having undergone a painstaking and extensive refurbishment this wonderful period building comes to the market combining, period charm but an entirely new finish of fixtures and fittings throughout. Features include; Ted Todd parquet flooring throughout, under-floor heating, replaced double-glazed timber sash windows and bespoke joinery throughout. Each bathroom has been designed for pure luxury. The inframe kitchens fitted with Devol brassware, Miele appliances and Italian marble worktops.

The Garden Maisonette comprises on the ground floor; private ground floor entrance door, Crittall style double doors leading to a very large front to back, open plan kitchen, dining and reception room with access to the south facing rear garden, there is also a study or fourth bedroom on this floor.

At garden level are two exceptionally large bedrooms (the principle bedroom with a large ensuite bathroom), and a third bedroom to the rear.

LOCATION:

Talbot Road runs east to west through Notting Hill, parallel and to the north of Westbourne Grove, and the property is located just to the east of Ledbury Road and forms part of the "Artesian Village" with some of Notting Hill's most popular boutiques, bars and restaurants just moments away. There are numerous transport options within easy access to the tube and road networks. The Heathrow Express and Elizabeth Line are located a short distance away at Paddington Station.





TALBOT ROAD, W2

Approx. gross internal area
1298 Sq Ft. / 120.6 Sq M.



All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.rayco.london - +44 7793 974 209

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.

Energy Efficiency Rating		
	Current	Potential
(92-100) A <small>Very energy efficient - lower running costs</small>		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G <small>Not energy efficient - higher running costs</small>		

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Share of Freehold
Term: 998 years remaining
Service Charge: TBC
Council Tax Band: City of Westminster (Band TBC)

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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