



TALBOT ROAD, W2

£2,850,000 SHARE OF FREEHOLD

A SPACIOUS THREE BEDROOM MAISONETTE OCCUPYING THE GROUND AND LOWER GROUND FLOORS OF A CHARMING PERIOD CONVERSION ON THIS MUCH SOUGHT AFTER LOCATION AT THE TOP OF THE ARTESIAN VILLAGE.

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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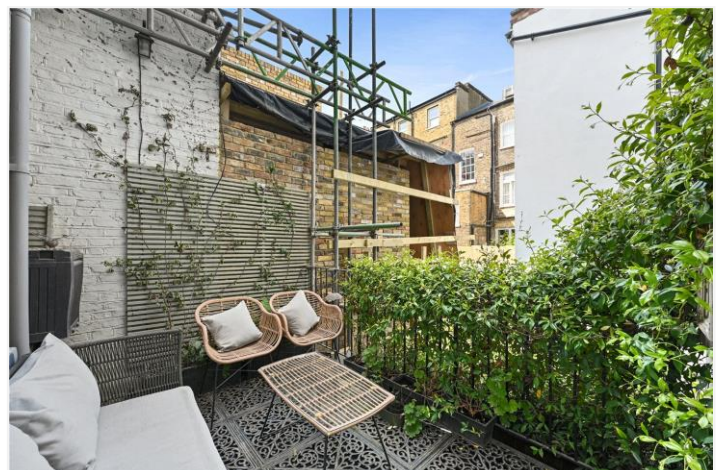


DESCRIPTION:

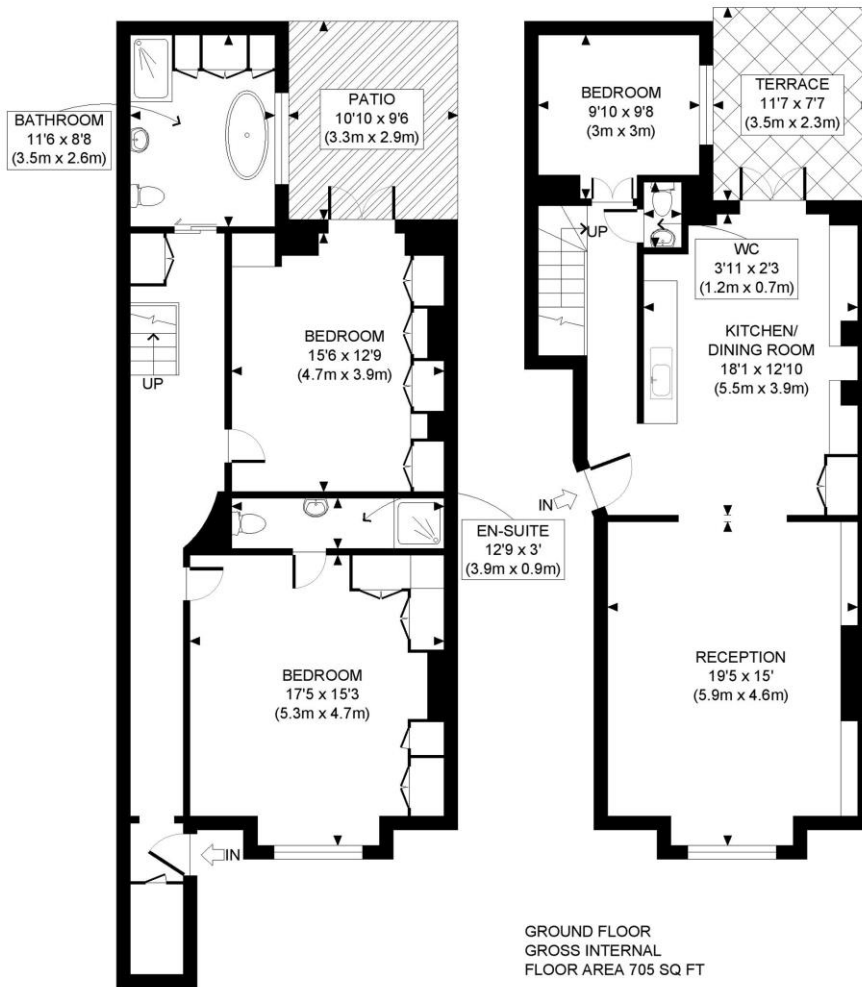
Entered on the ground floor the front door leads directly in to the wonderfully impressive and grand interconnecting reception room, dining room and kitchen. Natural light floods the rooms from front to back while there are impressive features such as a marble fireplace, built in cabinetry and parquet floors. The kitchen has a range of wall and floor units with stone worktop and double French Doors leading to the south and west facing terrace. Also on this floor are the third bedroom or study and guest loo. Downstairs there are two substantial double bedrooms both with fitted wardrobes, the front facing bedroom has an ensuite shower room while there is a very large bathroom to the rear with separate tub and standalone shower. Double doors from the rear bedroom lead to the rear courtyard.

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.







LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 805 SQ FT

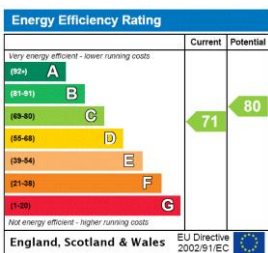
APPROX. GROSS INTERNAL FLOOR AREA: 1510 SQ FT/ 140 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS COOK
THE EXPERTS FOR PROPERTY PHOTOGRAPHS

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.



Utilities:

- Gas – Mains
- Electricity – Mains
- Waste – Mains Sewerage
- Water – Mains
- Broadband – Fiber

Tenure: Share of Freehold

Term: 87 years remaining

Service Charge: Ad hoc

Ground Rent: N/A

Council Tax Band: City of Westminster (Band F)

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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