

TALBOT ROAD, W11  
**£725,000 TO BE ADVISED**

## A BEAUTIFULLY PRESENTED AND VERY SPACIOUS ONE DOUBLE BEDROOM FLAT ON THE FIRST FLOOR

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

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**DESCRIPTION:**

A beautifully presented and very spacious one double bedroom flat on the first floor of this period conversion in the heart of Notting Hill. The property comprises spacious living room with wood floors, lovely high ceilings and large sash windows, separate fully fitted kitchen, double bedroom with bespoke bed and ample storage and lovely modern bathroom.

**LOCATION:**

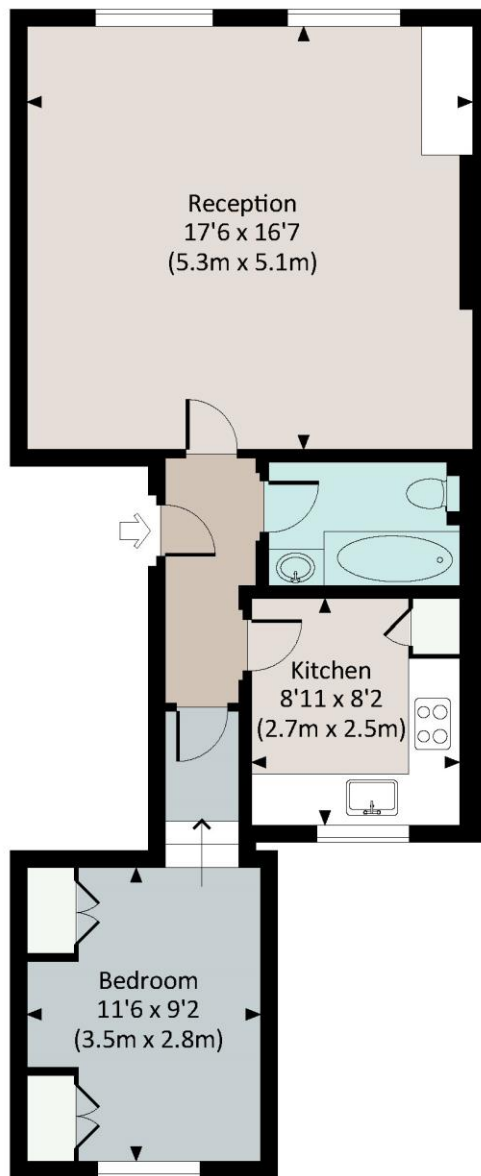
Talbot Road runs east west through the heart of Notting Hill, parallel to and just behind Westbourne Grove. The property is located to the west of Ledbury Road, a short walk from the fashionable boutiques of Westbourne Grove and the shops and excitement of Portobello Road. Westbourne Park underground station is just moments away and Notting Hill Gate within easy walking distance.





# TALBOT ROAD, W11

Approx. gross internal area  
578 Sq.Ft. / 53.7 Sq.M.



FIRST FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Downling Jones Design shall not be liable for any reliance on these measurements. © 2017 www.downlingjones.com 020 7610 9933

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	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(54-68) <b>D</b>	
(39-53) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	Potential
	72 80
England, Scotland & Wales	EU Directive 2002/91/EC

**Tenure:** To be advised

**Term:** 125 years less 3 days (From January 2012)

**Service Charge:** £2,500 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** D

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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