



THE TALBOT COLLECTION
£12,300,000 FREEHOLD

An exquisitely presented collection of five, three-bedroom, lateral flats spanning the width of two period buildings, in the heart of this much sought after Notting Hill location of Artesian Village. All flats benefit from their own outside space. The first three of the five flats are now completed, with two garden maisonettes to be completed early May.

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



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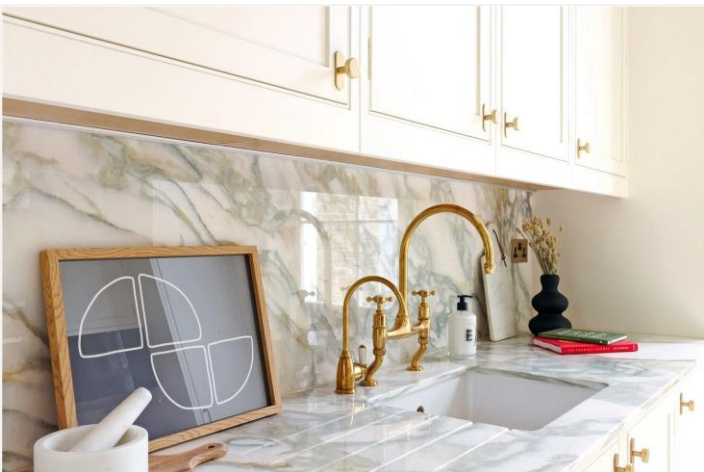


DESCRIPTION:

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. Particular features include; Ted Todd parquet flooring throughout, under-floor heating and air conditioning to (Second and Third floor flats), replaced double-glazed timber sash windows and bespoke joinery throughout. Each bathroom has been designed for pure luxury. The inframe kitchens are fitted with Devol brassware, Miele appliances and Italian marble worktops.

LOCATION:

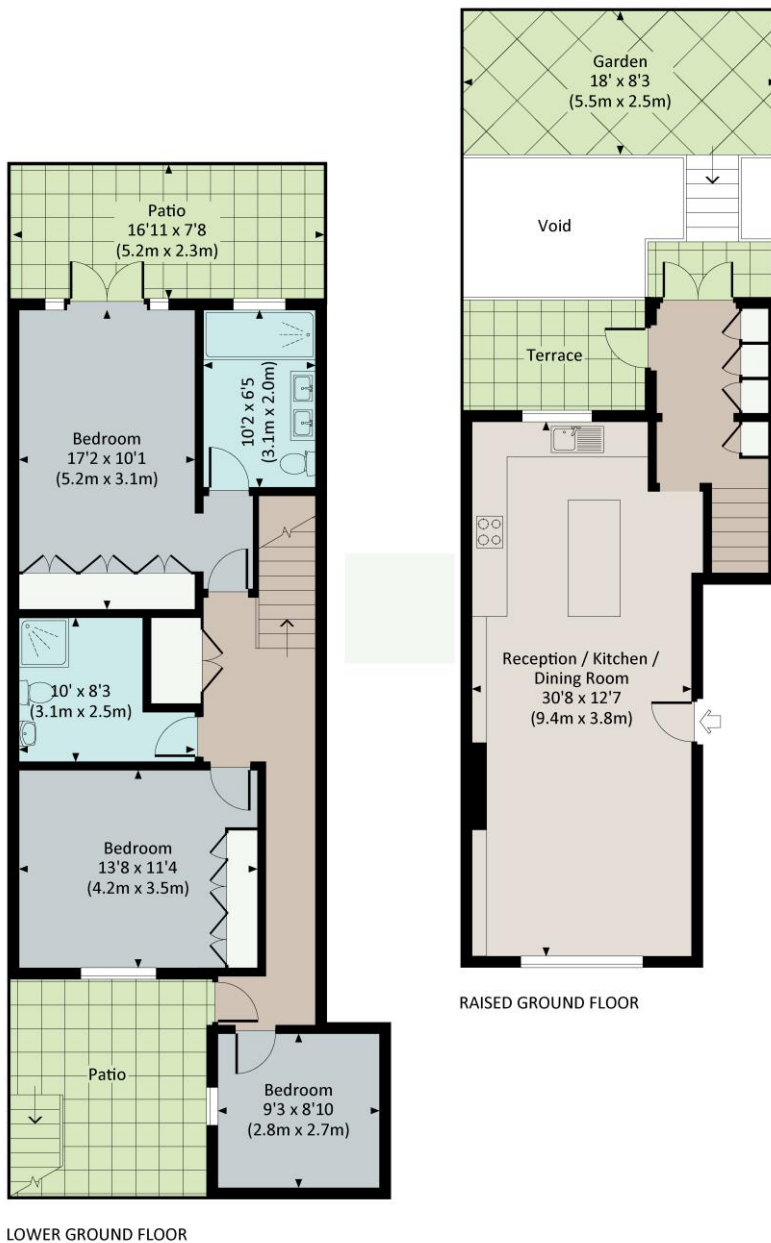
Talbot Road runs east to west through Notting Hill, parallel and to the north of Westbourne Grove, and the property is located just to the east of Ledbury Road and forms part of the “Artesian Village” with some of Notting Hill's most popular boutiques, bars and restaurants just moments away. There are 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
1223 Sq Ft. / 113.6 Sq M.



LOWER GROUND FLOOR

RAISED GROUND FLOOR

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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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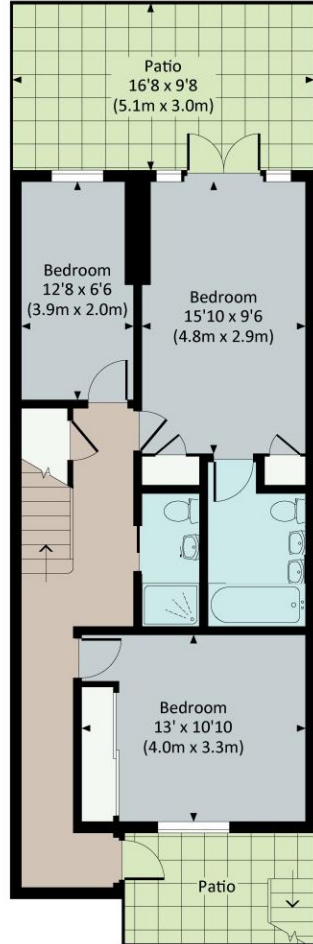
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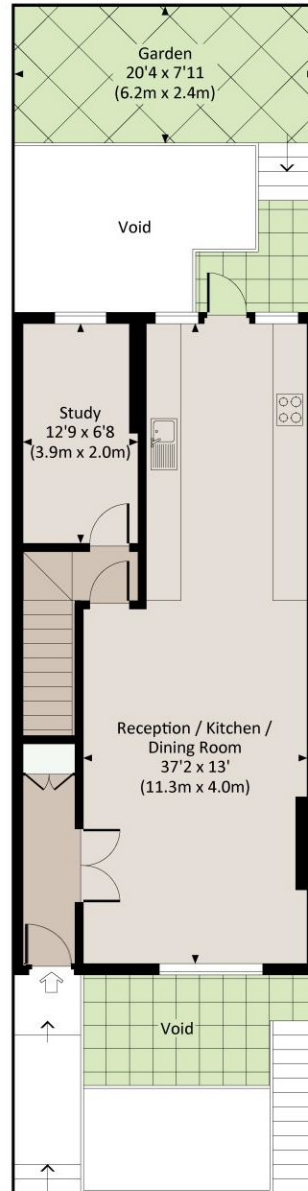
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TALBOT ROAD, W2

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



LOWER GROUND FLOOR



RAISED GROUND FLOOR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)	81	81
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



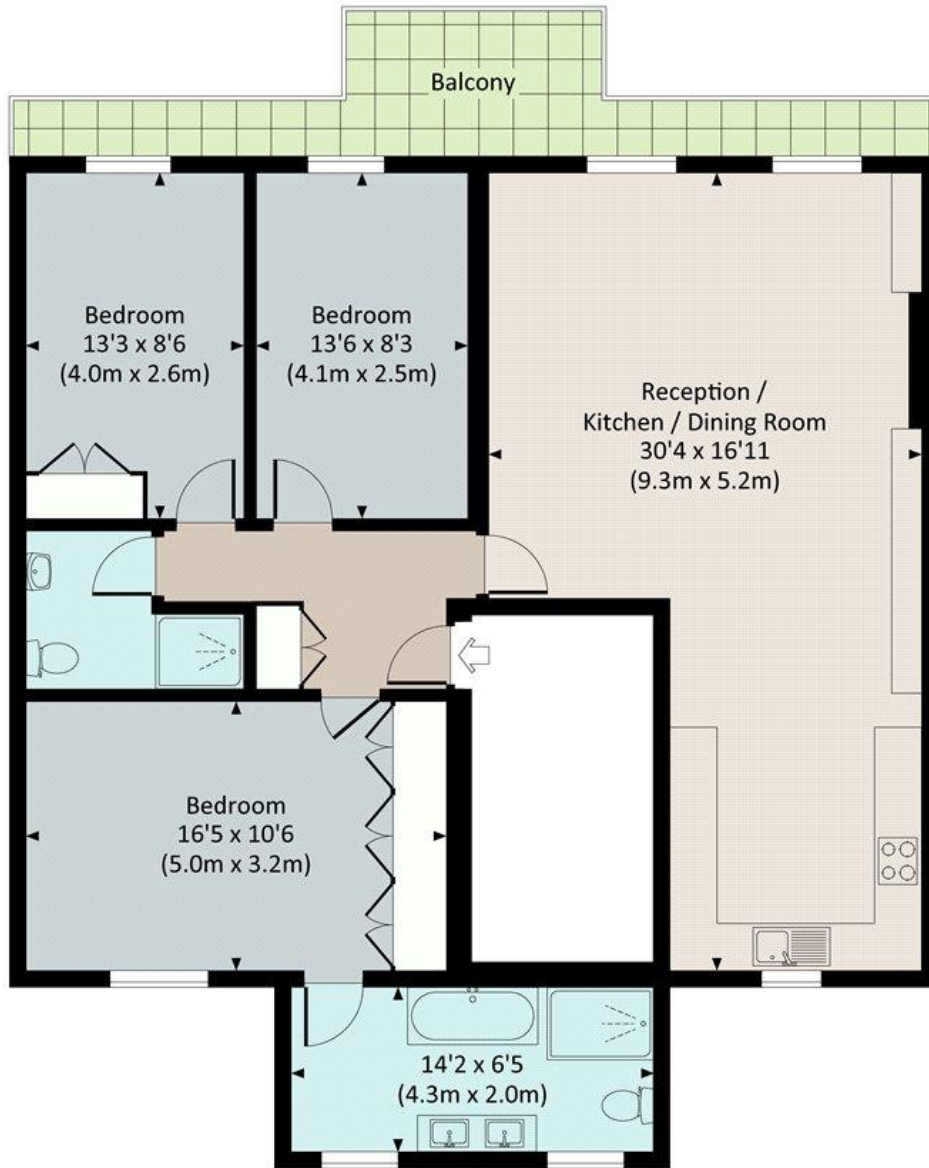
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TALBOT ROAD, W2

Approx. gross internal area
1062 Sq Ft. / 98.7 Sq M.



FIRST FLOOR

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

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



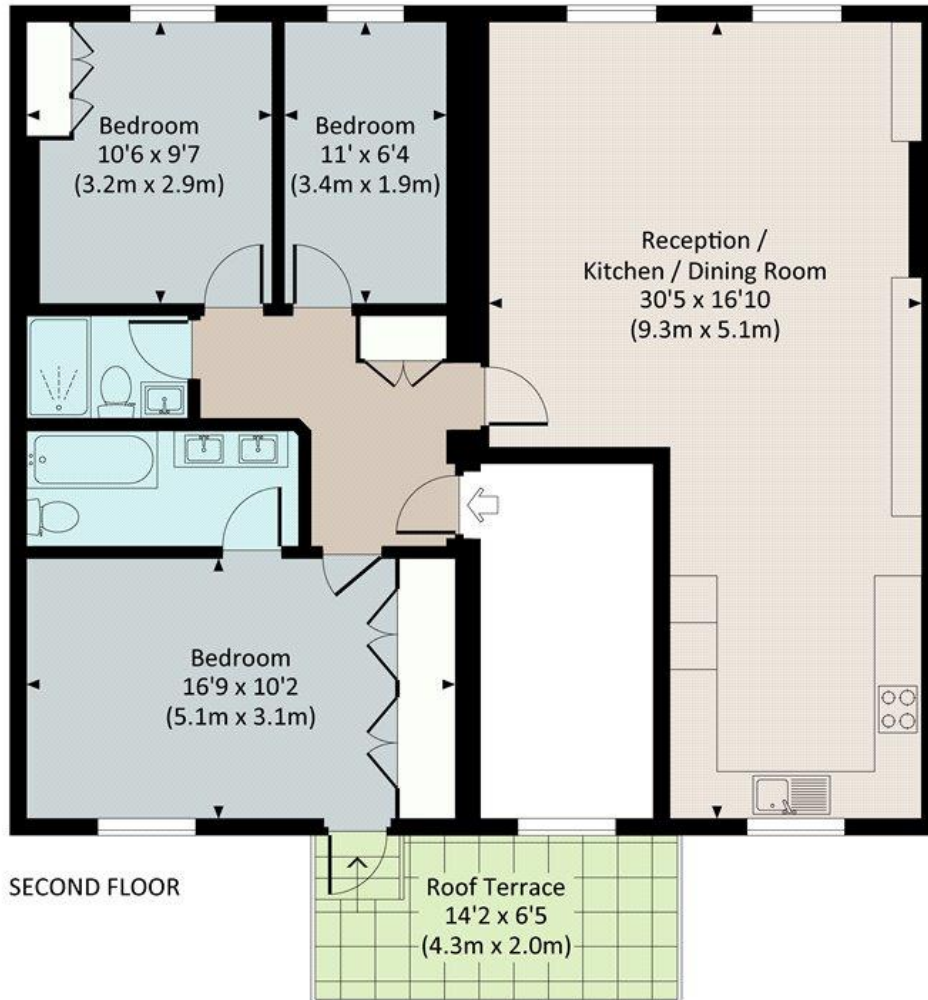
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TALBOT ROAD, W2

Approx. gross internal area
1007 Sq Ft. / 93.6 Sq M.



SECOND FLOOR

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

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



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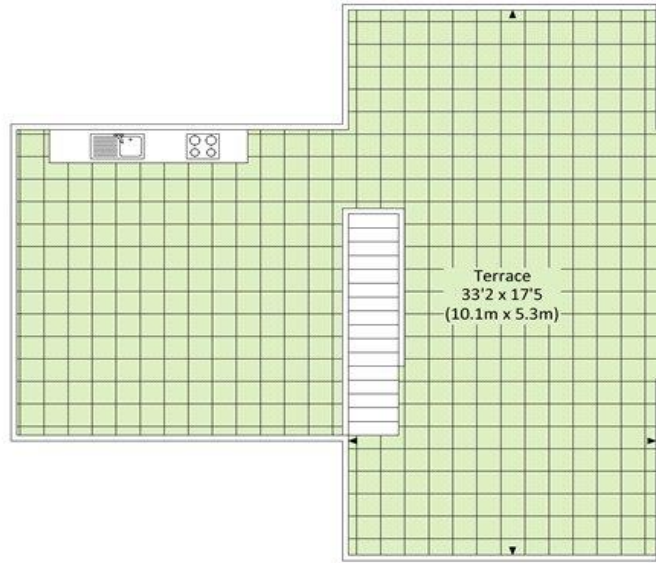
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TALBOT ROAD, W2

Approx. gross internal area 1027 Sq Ft. / 95.4 Sq M.

Approx. gross internal area 1042 Sq Ft. / 96.8 Sq M. Inc. Restricted Height



FOURTH FLOOR



THIRD FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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