

**THE TALBOT COLLECTION – FIRST FLOOR FLAT**  
**£2,450,000 SHARE OF 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 launched early May.

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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 bathrooms has been designed for pure luxury. The inframe kitchens fitted with Devol brassware, Miele appliances and Italian marble worktops.

Situated on the premier floor in the building, this apartment boasts voluminous ceiling height, grand proportions and a terrace spanning the width to the front. The accommodation comprises; entrance hallway, open-plan kitchen & reception room, three bedrooms, the principal bedroom suite has a luxurious ensuite bathroom with free standing bath, separate shower and double basins. A further shower room serves the bedrooms to the front.

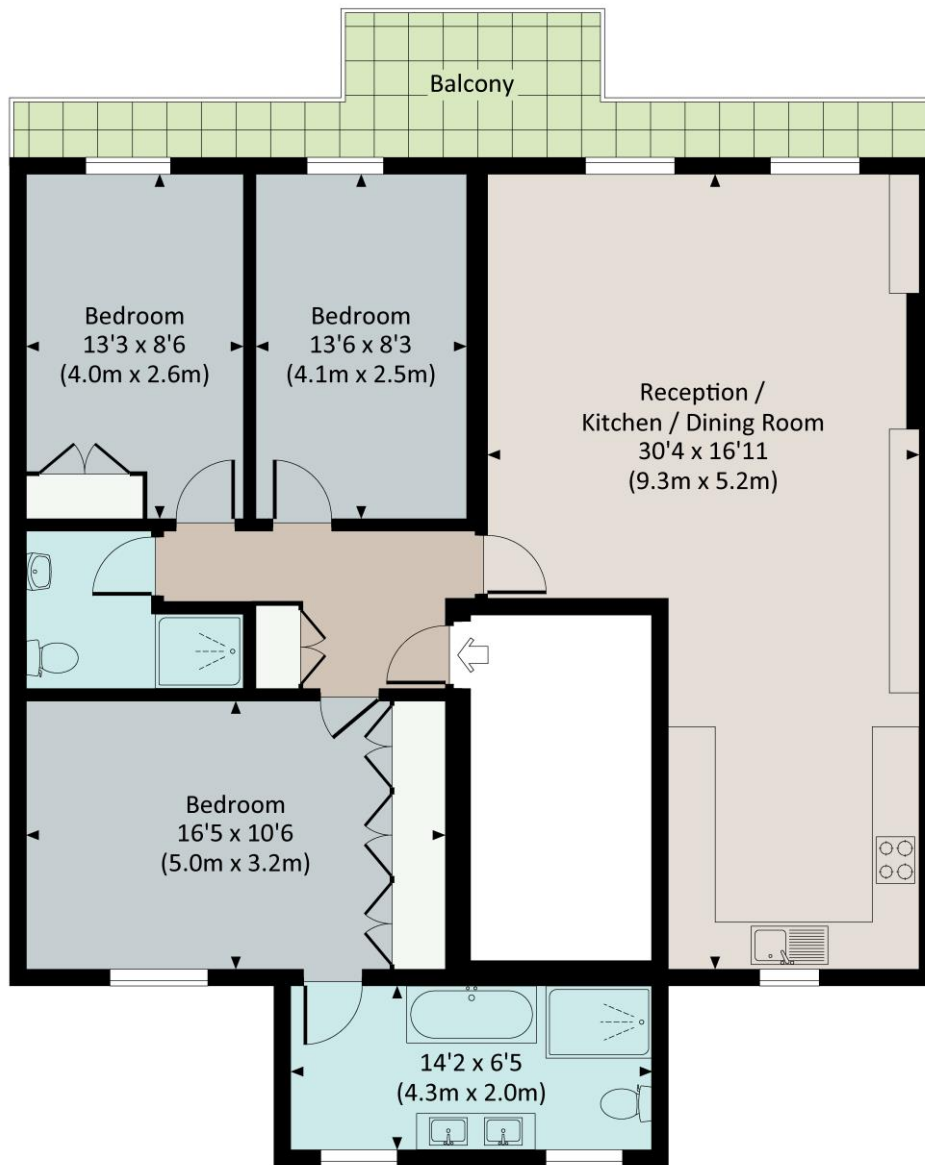
## **LOCATION:**

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  
1062 Sq Ft. / 98.7 Sq M.



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

**Tenure:** Share of Freehold  
**Term:** 998 years remaining  
**Service Charge:** £2,500 per annum  
**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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