



Talbot Road, W2
£3,300,000 *Freehold*

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A VERY ELEGANT, MID-TERRACED, FOUR-BEDROOM FAMILY HOME IN THIS CENTRAL NOTTING HILL SPOT, AT THE TOP OF THE ARTESIAN VILLAGE.



Notting Hill Sales
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This charming and elegant home is coming to market for the first time in over 40 years. Blending period character with generous proportions, it offers a rare opportunity for the next owner to make it their own. Extending to 2,228 sq. ft., the house is entered via the raised ground floor, where the hall leads to interconnecting reception rooms and a versatile study or music room. At garden level, the kitchen sits to the front, with the dining room positioned behind. From here, double doors open into a bright conservatory, which connects to a utility room and on to the garden. The first-floor has three bedrooms and a family bathroom, while the second floor is dedicated to the principal bedroom with its own ensuite bathroom. Original period features, including marble fireplaces, decorative cornicing, ceiling roses, and sash windows, remain beautifully preserved throughout.

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.





MATERIAL INFO

Tenure: Freehold
Council Tax Band: H (Westminster)
EPC rating: D

TALBOT ROAD, W2

APPROXIMATE GROSS INTERNAL AREA

2228 Ft² - 206.98 M²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :
CH - Ceiling Height



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 64 D | 82 B |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

For more information, scan the QR code or visit the link below



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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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