



**THE TALBOT COLLECTION – TOP FLOOR APARTMENT**  
**£2,250,000 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.

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 fitted with Devol brassware, Miele appliances and Italian marble worktops.

The top floor of the building boasts stunning views and direct access to one of the most impressive roof terraces in Notting Hill, spanning across two buildings. The apartment comprises; entrance hallway, open-plan kitchen & reception room, three bedrooms, the principal bedroom has an ensuite bathroom while there is a further shower room for the bedrooms to the front. Stairs and a retractable glass roof lead to the 750 sq ft roof terrace and is perfect for al-fresco entertaining with a built-in, outdoor kitchen.

## **LOCATION:**

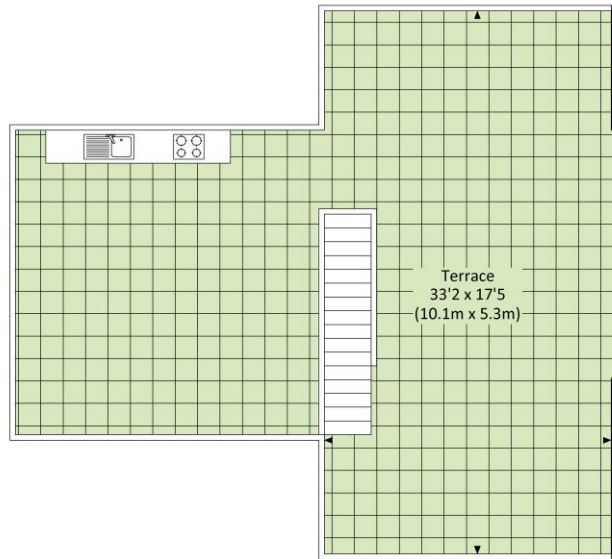
Talbot Road runs east to west through Notting Hill, parallel and to the north of Westbourne Grove, and the property is located just to the east of Ledbury Road and forms part of the "Artesian Village" with some of Notting Hill's most popular boutiques, bars and restaurants just moments away. There are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

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.

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	81	81
(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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