



TALBOT ROAD, W2

£1,625,000 SHARE OF FREEHOLD

**AN ELEGANTLY PROPORTIONED FOUR BEDROOM,
GROUND AND FIRST FLOOR MAISONETTE WITH A
LARGE GARDEN TO THE REAR.**

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

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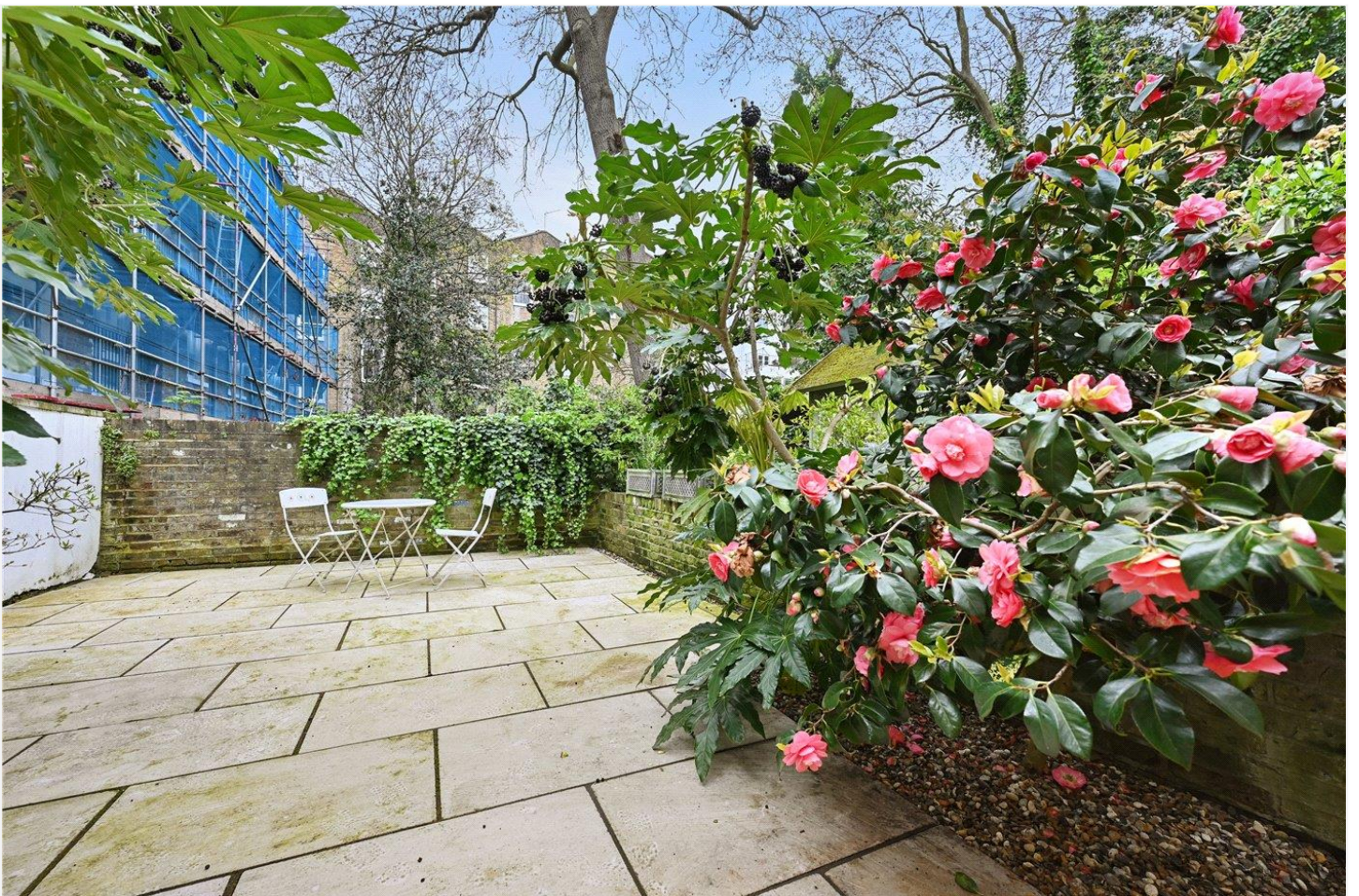
DESCRIPTION:

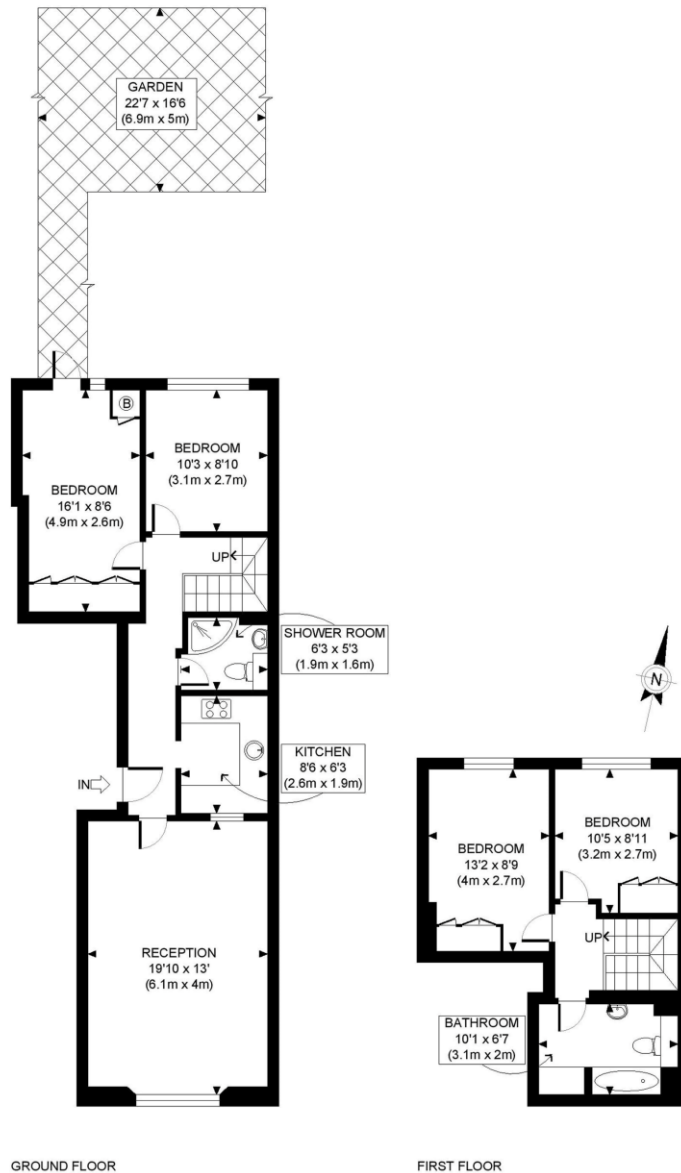
This impressive maisonette occupies the whole of the raised ground floor and part of the first floor of this imposing and attractive, end of terrace building. It features a very special reception room - almost 20 feet in length with excellent ceiling heights and plenty of period detail with working shutters to the enormous south facing window, a large central fireplace, ornate cornice and wall panel mouldings. Beyond the reception is a separate kitchen area and to the rear of the property, the four double bedrooms. Stairs lead from one of the bedrooms to the private garden space to the rear, an unusual feature for a non-basement property in Notting Hill.

LOCATION:

Talbot Road runs east-west through Notting Hill, just behind Westbourne Grove with its vast array of boutiques and restaurants. The property is located just to the east of Chepstow Road, within easy walking distance of Notting Hill and its many transport connections and is also not far from Paddington Station and the Heathrow Express.







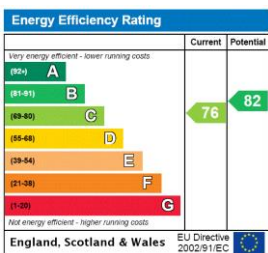
APPROX. GROSS INTERNAL FLOOR AREA: 1056 SQ FT/ 98.1 SQM



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS ONE STOP SHOP FOR PROPERTY PHOTOGRAPHERS

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.



- Utilities:**
- Gas – Mains
 - Electricity – Mains
 - Waste – Mains Sewerage
 - Water – Mains
 - Broadband – Fiber

- Tenure:** Share of Freehold
- Term:** 85 years remaining
- Service Charge:** £2,860 per annum (payable half yearly)
- Ground Rent:** N/A
- Council Tax Band:** City of Westminster (Band E)

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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