



THE TALBOT COLLECTION – SECOND FLOOR FLAT
£2,350,000 SHARE OF FREEHOLD

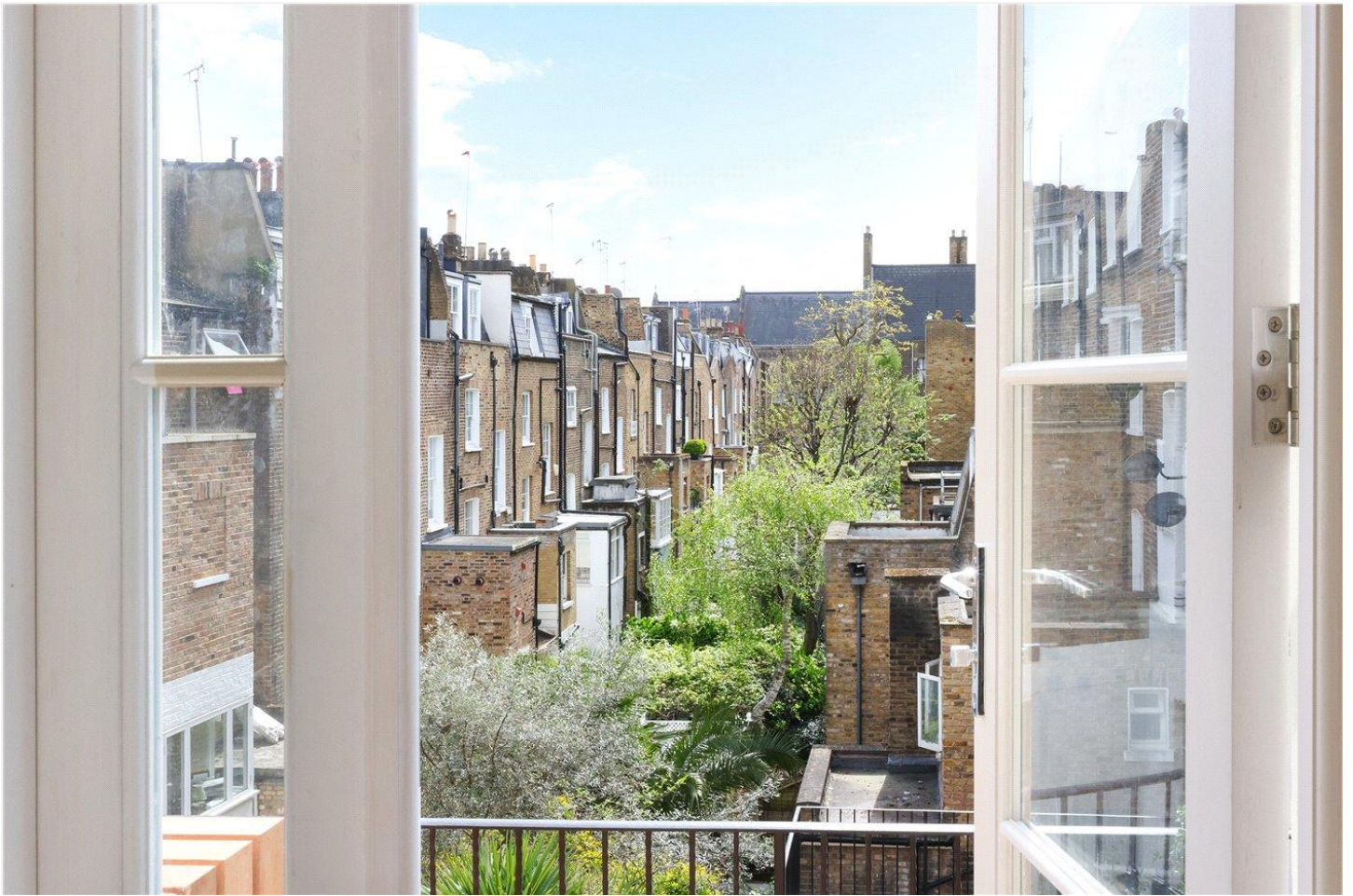
An exquisitely presented collection of five, three-bedroom, lateral flats spanning the width of two period buildings, in the heart of this much sought after Notting Hill location of Artesian Village. All flats benefit from their own outside space. The first three of the five flats are now completed, 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 bathrooms has been designed for pure luxury. The inframe kitchens fitted with Devol brassware, Miele appliances and Italian marble worktops.

The second-floor 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. A particular feature is the south facing roof terrace with a wonderful outlook of the surrounding greenery.

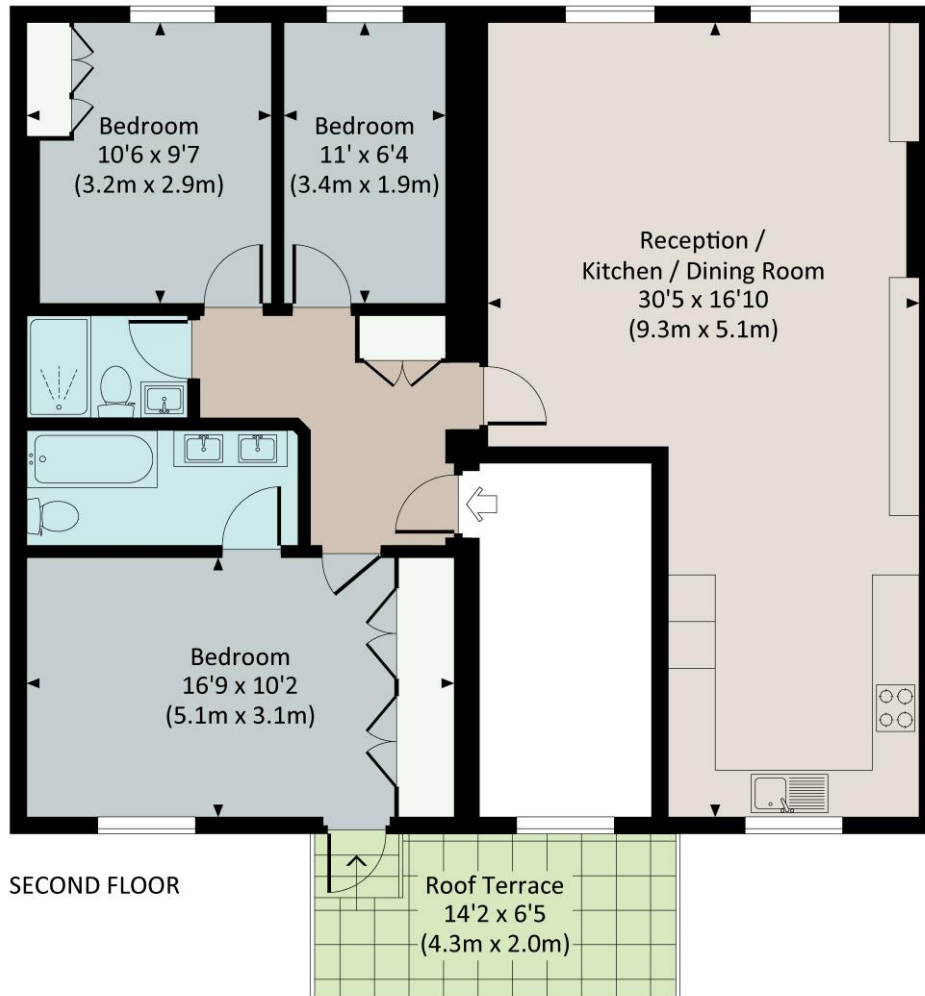
LOCATION:

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
1007 Sq Ft. / 93.6 Sq M.



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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