



**RAISED GROUND FLOOR FLAT, TALBOT ROAD, LONDON, W2**  
**£675 PER WEEK (£2,925.00 PCM) FURNISHED**

**A BEAUTIFULLY PROPORTIONED TWO DOUBLE BEDROOM  
 FLAT ON THE RAISED GROUND FLOOR OF THIS PRETTY  
 PERIOD BUILDING.**

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

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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## DESCRIPTION:

Property comprises hallway with large storage cupboard, living room with classical high ceilings, pretty floor to ceiling bay window, semi open plan fully fitted kitchen, two good size double bedrooms both with storage located to the back of the property and a large shower room. The property is offered furnished and viewings are highly recommended. Couples preferred; sharers and small pets considered.

## Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## LOCATION:

Talbot Road runs East to West, parallel to Westbourne Grove and crossing Ledbury Road. With host of boutiques and restaurants both on its doorstep and a very short walk away.



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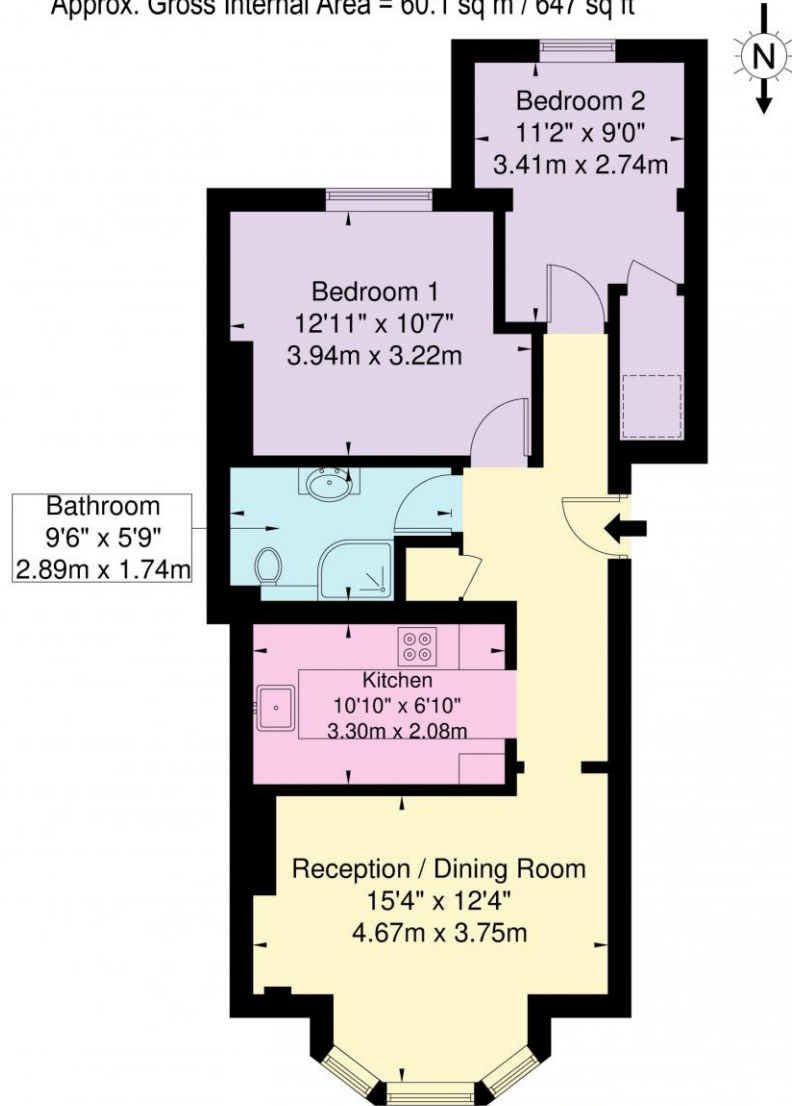




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# Talbot Road, W2 5JJ

Approx. Gross Internal Area = 60.1 sq m / 647 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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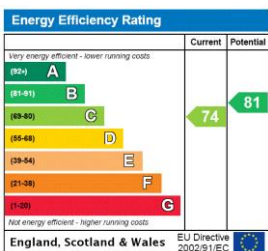
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit: £3,375**

**Holding Deposit: £675**

**Council Tax Band: D (Westminster)**

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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