



TALBOT ROAD, W2

£575 PER WEEK (£2,491.67 PCM) Furnished

A SPACIOUS AND VERY BRIGHT ONE BEDROOM FLAT ENJOYING FANTASTIC SOUTH FACING VIEWS OF THIS PERIOD CORNER BUILDING IN THE HEART OF NOTTING HILL.

Long Let, 1 Bedroom, 1 Reception Room, 1 Bathroom, Upper Floor without Lift, Furnished, 660 Approx Sq Ft Energy Efficiency Rating: 75



DESCRIPTION:

A wonderfully bright and spacious apartment situated on the third floor (with entrance on the second floor) of this charming period building in the heart of Notting Hill. The accommodation comprises a spacious open plan reception room and kitchen, with wonderful south facing views, large bedroom, bathroom and a separate utility cupboard. The property is offered furnished and viewings are highly recommended.

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.

LOCAL AUTHORITY AND COUNCIL TAX BAND:


City Of Westminster - D

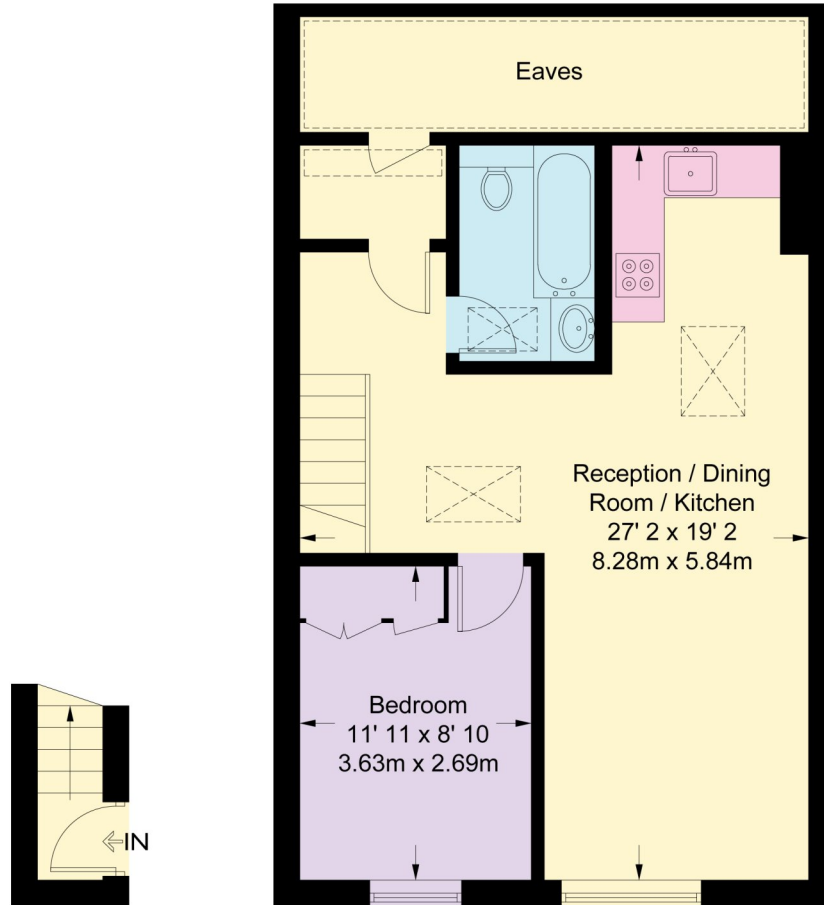


Talbot Road

Approximate Gross Internal Area = 577 sq ft / 53.7 sq m
(Excluding Eaves / Reduced Headroom)
Eaves / Reduced Headroom = 83 sq ft / 7.7 sq m
Total = 660 sq ft / 61.4 sq m
(Including Eaves / Reduced Headroom)



 = Reduced headroom below 1.5m / 5'0



Second Floor
19 sq ft / 1.8 sq m

Third Floor
641 sq ft / 59.6 sq m
(Including Eaves / Reduced Headroom)

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

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		
(92-)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	75
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		