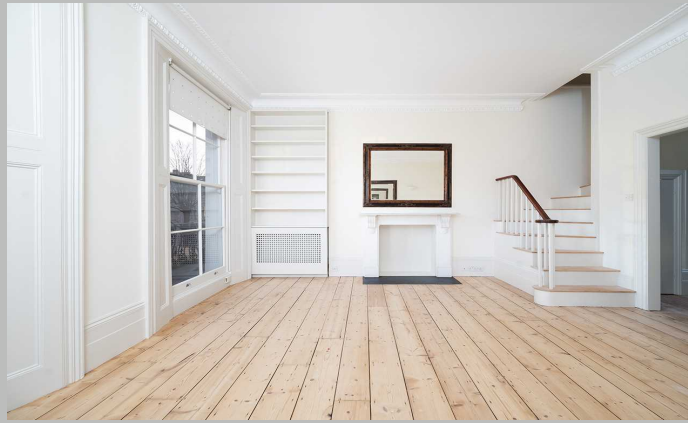
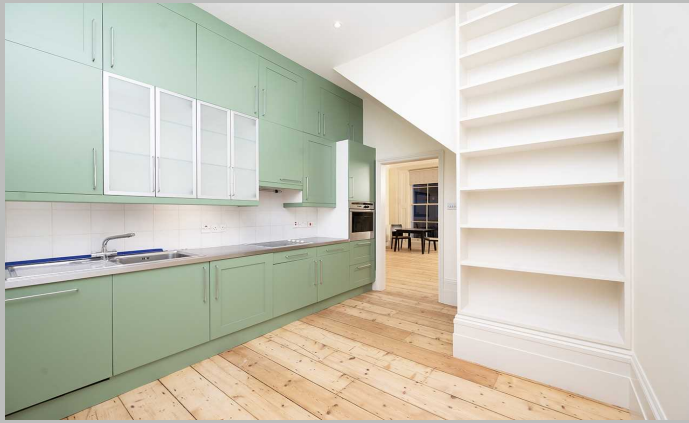


TALBOT ROAD, NOTTING HILL, W2





### Key Features

- Stunning two bedroom duplex apartment
- Excellent entertaining space throughout
- Original period features and high ceilings
- Private balcony & spacious terrace
- Desirable location in Notting Hill

### Description

An exquisite and elegantly presented duplex apartment laid over the first and second floor of this stunning period building in one of Notting Hill's most desirable areas. The property boasts original period features and high ceilings throughout, and comprises a large and airy reception area filled with plenty of natural light leading onto the lovely private balcony overlooking Talbot Road, modern part open-plan, fully fitted, eat-in kitchen overlooking the leafy gardens at the rear of the building, two spacious double bedrooms, contemporary family bathroom, and a walk-in wardrobe. The property also features a fantastic, west-facing terrace just off the half landing, solid wooden flooring throughout and excellent storage space.

### Situation

Talbot Road is excellently located for all of the restaurants, bars and amenities of Westbourne Grove and Portobello Road. The closest underground stations are Royal Oak and Westbourne Park (Hammersmith & City Line), giving easy access to the City and White City for Westfield Shopping Centre.

## TALBOT ROAD, NOTTING HILL, W2





*A stunning two bed duplex apartment with excellent entertaining space in a desirable Notting Hill location*



## Terms

**Price:** £1,050.00 per week

**Furnished/Unfurnished:** Unfurnished

**Local Authority/Council Tax:** Westminster Band F £1,317.40

**Viewing** To view please call 020 7043 8431

**Parking:** Residents Parking

**Fees:** M2 Property do not charge tenant administration fees. We are members of The Property Ombudsman Redress Scheme for Residential Sales and Lettings (Membership No. D00776) and Client Money Protect (Membership No. CMP003231).

Energy Efficiency Rating		
	Current	Potential
92-100		
A		
81-91		
B		
69-80		
C		
55-68	68	77
D		
39-54		
E		
21-38		
F		
1-20		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Gross Internal Area = 80.5 sq m / 866 sq ft

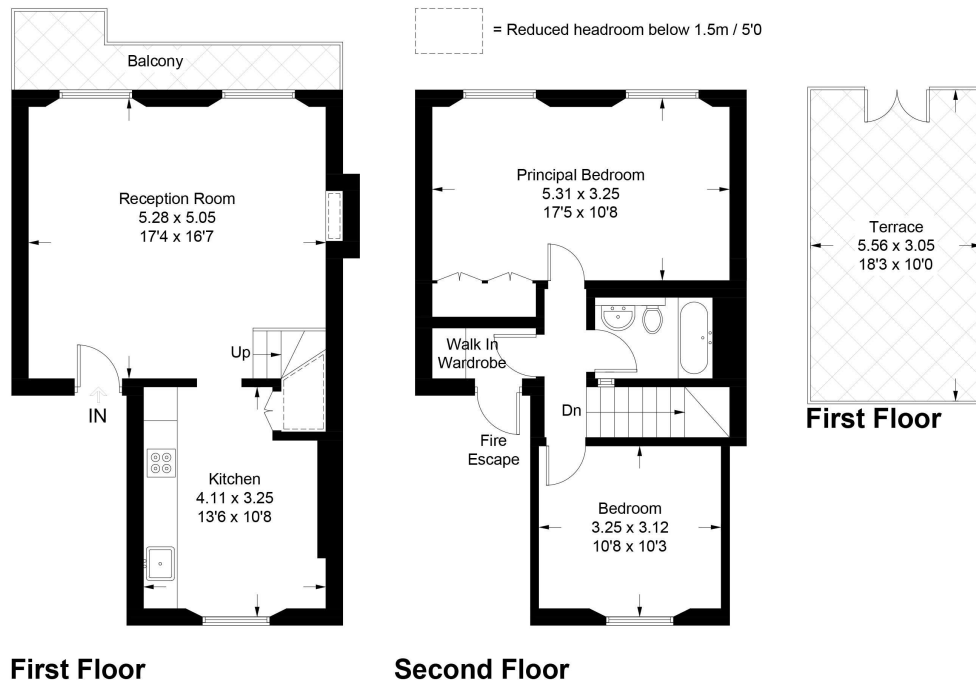


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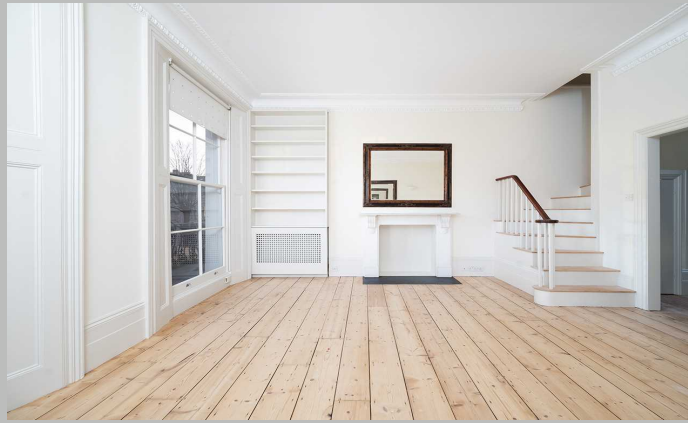
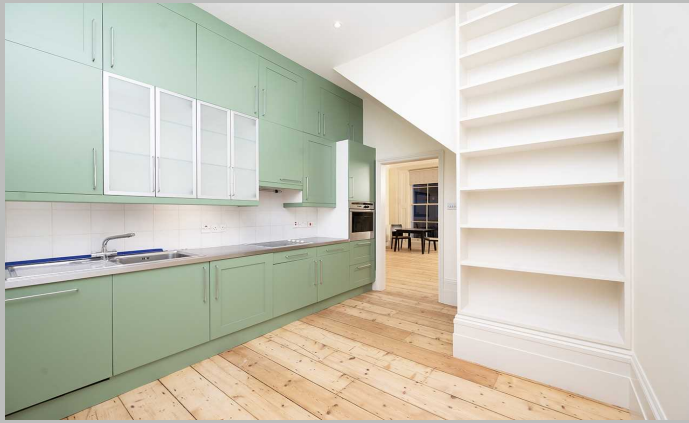
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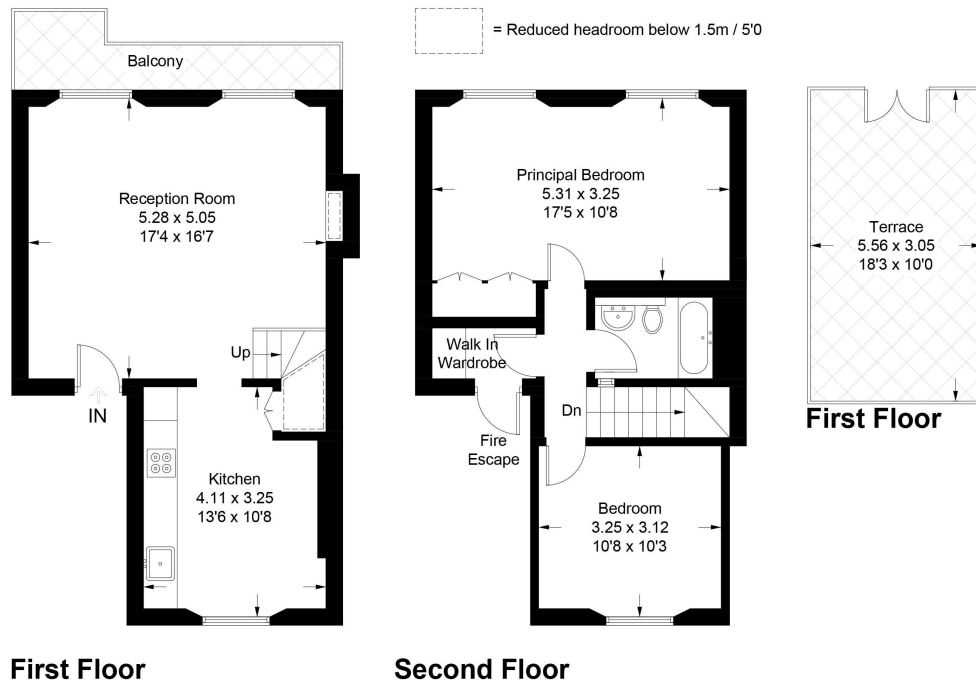


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