



Talbot Road
NOTTING HILL W2

A substantial, five bedroom, family house with a wonderful 70ft private garden.

This is an exceptional period home which offers well balanced accommodation, excellent entertaining space over three floors and five double bedrooms. There are two sunny, half landing balconies and an outstanding 70ft rear garden.

The house is very well laid out with a lovely dining room and kitchen on the raised ground floor which offers an open green outlook towards Northumberland Place opposite. The lower ground floor has an excellent family/sitting room and media room/gym with French doors leading to the rear garden and the first floor has an exceptional formal drawing room and library with high ceilings, floor to ceiling sash windows and period cornicing.

Situated in the terrace of properties west of Chepstow Road, this is a handsome, south facing, Victorian house which is well located for all the shopping, restaurant and transport facilities of the local area. Situated moments from Westbourne Grove, Ledbury Road and Portobello Road, there are a wealth of local amenities within easy striking distance, along with the London Underground links of Westbourne Park, Notting Hill Gate and Bayswater (Hammersmith & City, District, Circle and Central lines) and Paddington station (Elizabeth line, National Rail and Heathrow Express).

This part of Notting Hill is also very well served by a selection of outstanding prep schools including Pembridge Hall, Chepstow House, Wetherby, Notting Hill Prep and Southbank International.

The green spaces of Kensington Gardens and Hyde Park are also nearby.





Guide Price: £5,500,000

Tenure: Freehold

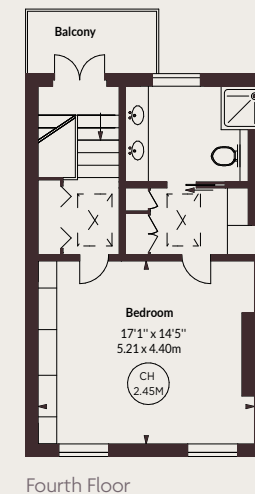
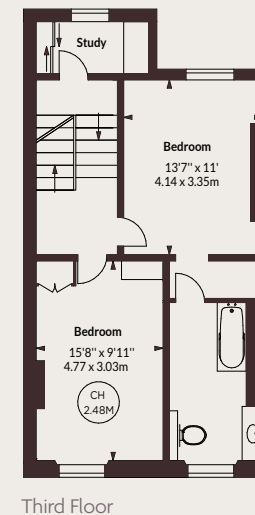
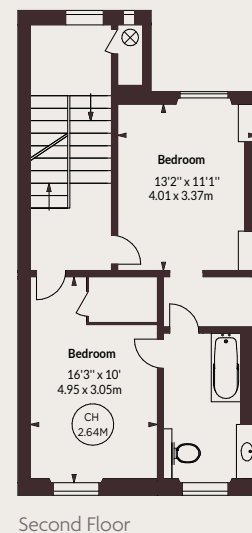
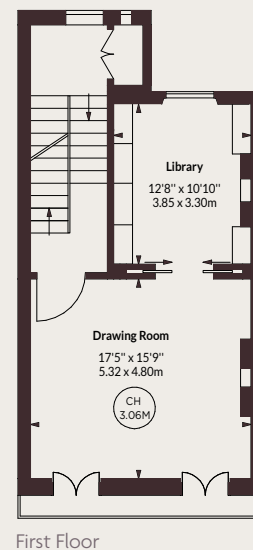
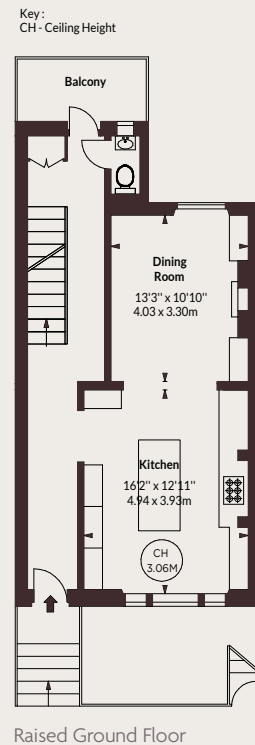
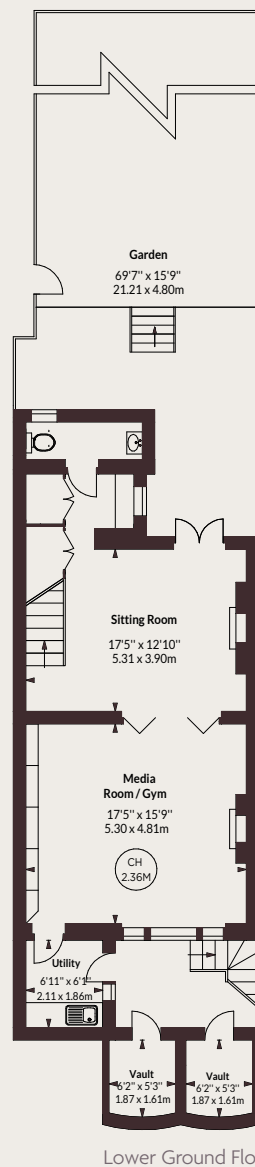
Local authority: City of Westminster

Council tax band: H

EPC: D

Parking: Permit parking

Mobile coverage and broadband: Information can be found here:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Approx. Gross Internal Area *
3,454 sq ft / 320.91 sq m (Excluding vaults)
Approx. Gross Vault Area *
62 sq ft / 5.76 sq m
Total Approx. Gross Internal Area *
3,516 sq ft / 326.67 sq m



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Strutt & Parker

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