

# Talbot Road

Notting Hill, W2



## A spectacular three bedroom maisonette with a large south-facing garden.

Have been recently renovated, this wonderful and light maisonette has fantastic entertaining space with over 3m high ceilings and an abundance of natural light.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**3 BATHROOMS**



**SHARE OF FREEHOLD**



**1,531 SQ FT**



**ASKING PRICE  
£3,250,000**



### The property

Wonderful crittall doors lead from the kitchen to the terrace and then down to the garden, perfect for entertaining.

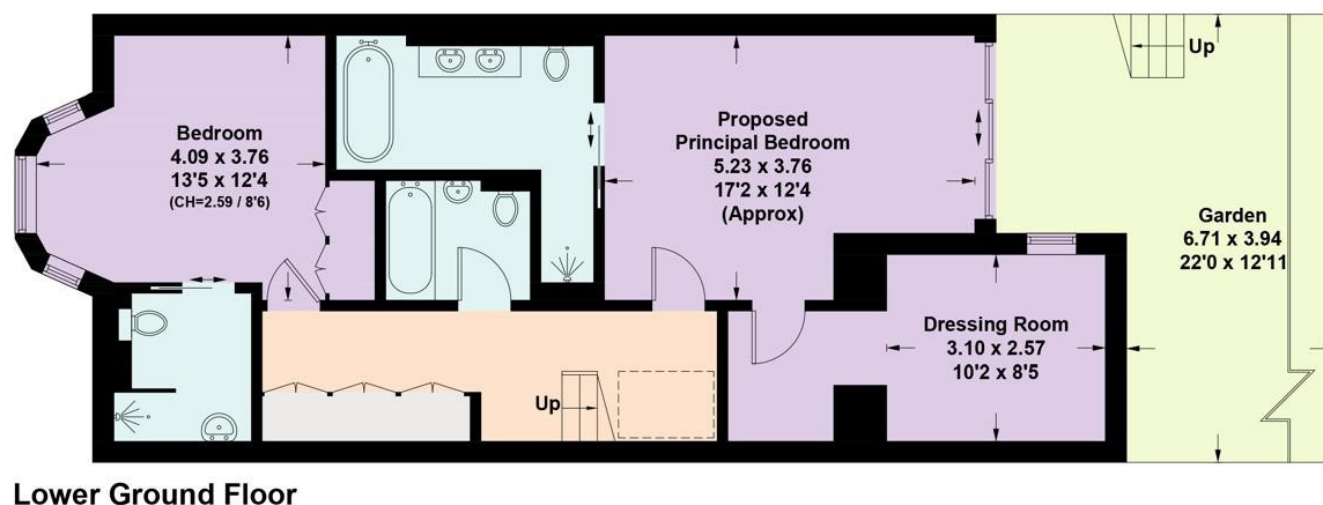
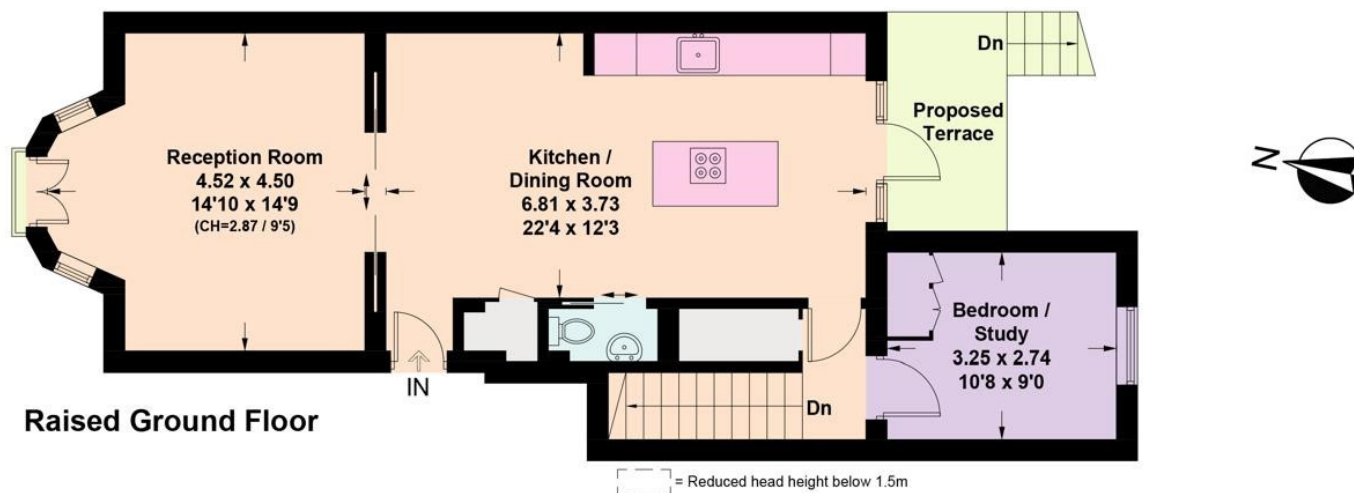
The large principal suite has a walk in wardrobe and en suite bathroom, positioned to the rear of the property. There two further double bedrooms with two bath/shower rooms and a guest WC.

### Location

Talbot Road benefits from the excellent boutique shops, restaurants and amenities of Westbourne Grove and Portobello Road. The transport facilities of Westbourne Park and Royal Oak (Circle and Hammersmith & City lines), and bus links of Westbourne Grove are nearby.







## Floorplans

Gross internal area 1,531 sq ft (142.2 sq m)  
Including limited use area 19 sq ft (1.8 sq m)  
For identification purposes only.

## General

Tenure: 999 years, plus a Share of the Freehold

Local Authority: Hammersmith and Fulham

Service Charge: Approximately £1,500 pa

Council Tax: Band E

EPC Rating: C

Parking: Resident's parking

Broadband: Available

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## Notting Hill

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