

A spectacular three bedroom maisonette with a large southfacing 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 £3,000,000



The property

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

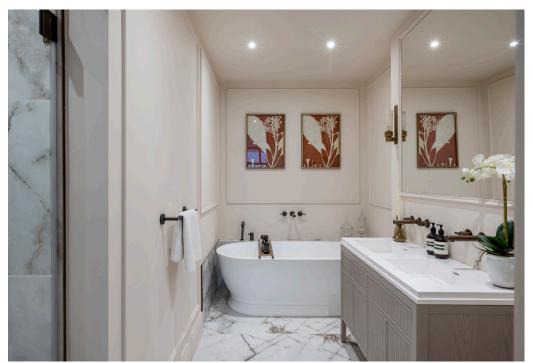
The large principal suite has a walk in wardrobe and en suite bathroom, positioned to the rear of the property. There two further double bedrooms with two bath/shower rooms and a guest WC.

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.





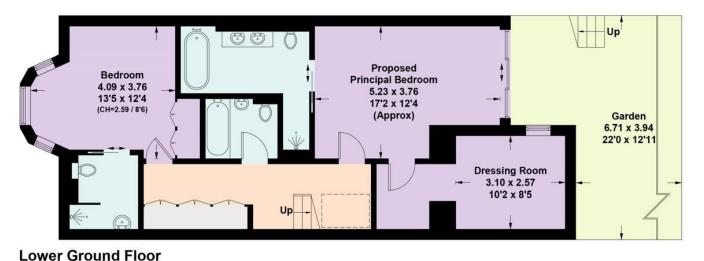








Proposed Terrace Reception Room Kitchen / 4.52 x 4.50 **Dining Room** 14'10 x 14'9 6.81 x 3.73 (CH=2.87 / 9'5) 22'4 x 12'3 Bedroom / Study 3.25 x 2.74 10'8 x 9'0 **Raised Ground Floor** = Reduced head height below 1.5m



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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: City of Westminster

Service Charge: Approximately £1,500 pa

Council Tax: Band E

EPC Rating: C

Parking: Resident's parking

Broadband: Available

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