



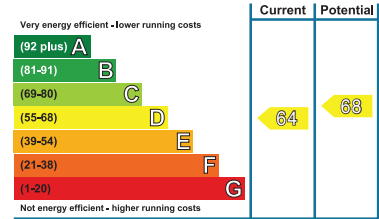
KALFUS PROPERTIES

Talbot Road, W2

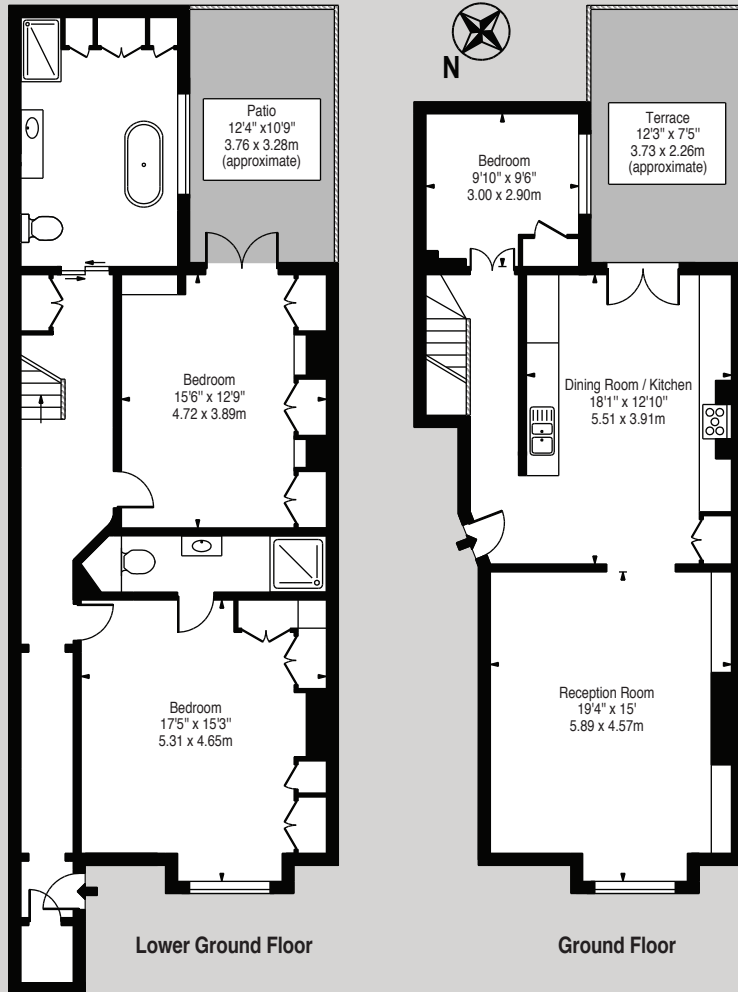


£2,350,000. Leasehold, plus share of freehold.

Energy Efficiency Rating



Approximate Gross Internal Area
1581 sq ft / 146.845 sq m



Talbot Road, W2



Featuring fabulous proportions and period features, this classic, bright 3-bedroom duplex apartment is set in the leafy surrounds of Artesian Village.

On entering the apartment, you immediately feel the space that open-plan living offers. The modern but traditionally designed eat-in kitchen is well equipped and has plenty of pantry shelving. There is a Mercury range cooker with gas hob, large American style fridge/freezer, fitted microwave and dishwasher. French doors open from the kitchen to a spacious private terrace: ideal for entertaining on a warm summer's day.

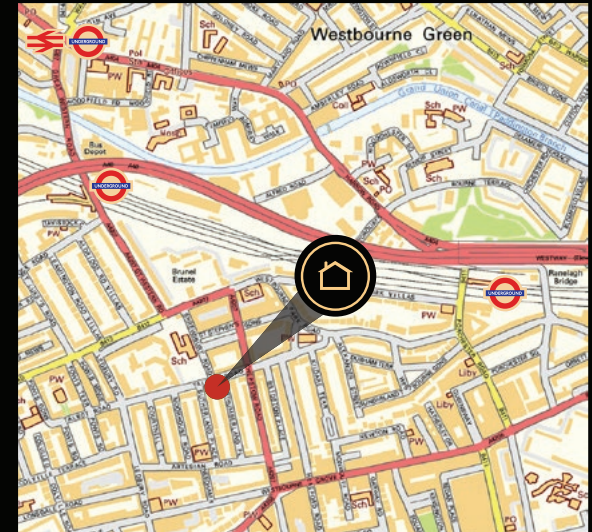
The impressive reception room has high ceilings and decorative features that include traditional corning, cast iron radiators, wood floors and tall bookshelves on either side of a limestone mantle and working gas fireplace. Large sash windows with shutters provide plenty of natural light, complimented by Luton lighting.

To the rear of the ground floor with a view of the terrace is the 3rd bedroom.

The lower level consists of 2 well-proportioned bedrooms and 2 bathrooms (one ensuite) with underfloor heating throughout. The master bedroom, located at the front of the apartment, has extensive built-in wardrobes, a cleverly designed dressing area and ensuite shower room.

The large second bedroom has built-in wardrobes and enjoys access to the private courtyard.

A generous family bathroom, with separate shower and bath and additional wardrobe space, services bedrooms 2 and 3.



There is a cleverly concealed laundry with washing machine and tumble dryer located under the stairs, plus additional storage space here and in the boiler room on this floor.

With the fashionable Notting Hill designations of Westbourne Grove and Portobello Road only a short stroll away and easy access to the London underground and other transport links such as the Heathrow Express (from Paddington), this stylish and well-appointed apartment caters to quintessential London living.

- **Tenure:** 125 years from 1986 plus a share of the Freehold
- **Service charge:** Ad hoc. 50% of all annual building costs and repairs.
- **Local authority:** Westminster
- **EPC rating:** D

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1st floor, 239 Kensington High Street, London, W8 6SN

T +44(0) 207 937 8106 F +44(0) 207 900 6858 E info@kalfus.co.uk W www.kalfus.co.uk

Kalfus Partners Limited registered in England and Wales No 725 4451.
Registered Office: Windsor House Station Court, Station Road, Great Shelford, Cambridge, CB22 5NE.

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