

TO LET



Talgarth Mansions, Talgarth Road, West Kensington, W14

£3,000.00 PCM

 **2**

 **1**


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Property Description

A spacious and well-presented property featuring two large double bedrooms and a third room that can be used as a single bedroom or study, situated in a highly sought-after Victorian mansion block on Talgarth Road, West Kensington, W14. The property includes a bright reception room, a separate modern kitchen, two generously sized double bedrooms, a separate study/single bedroom, and a modern bathroom with a shower over the bath.

With secondary double-glazed windows throughout, the property stays warm and cozy during the winter months. It's just a short walk from Barons Court Tube Station (District and Piccadilly lines), offering excellent transport links across London, including a direct 30-minute connection to Heathrow Airport. The property is also within walking distance of Hammersmith Riverside, Charing Cross Hospital, and several outstanding local schools.

This property is ideal for a growing family or two sharers who need extra space and great transport connections.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

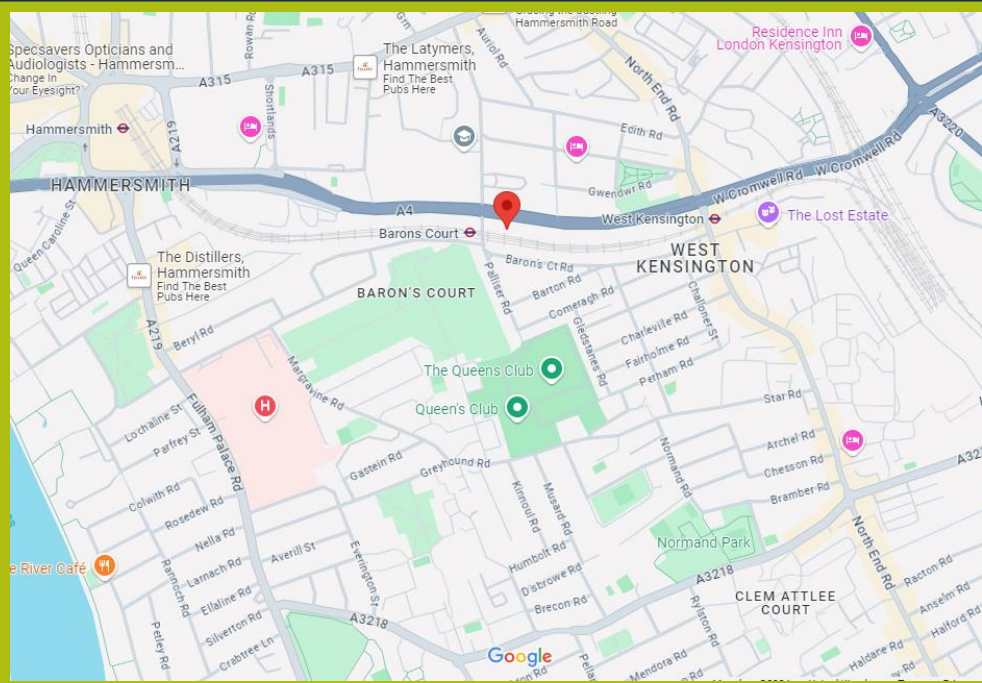
Date Available – 22/11/2024

Holding deposit amount – £692

Security Deposit amount (Five weeks rent) – £3,461.00

Council Tax Band – D

Local Authority – Hammersmith and Fulham



Property Type
Flat (Third Floor)



Construction Type
Brick



Parking
No Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Communal



Broadband
Cable



Mobile Signal
Good Coverage

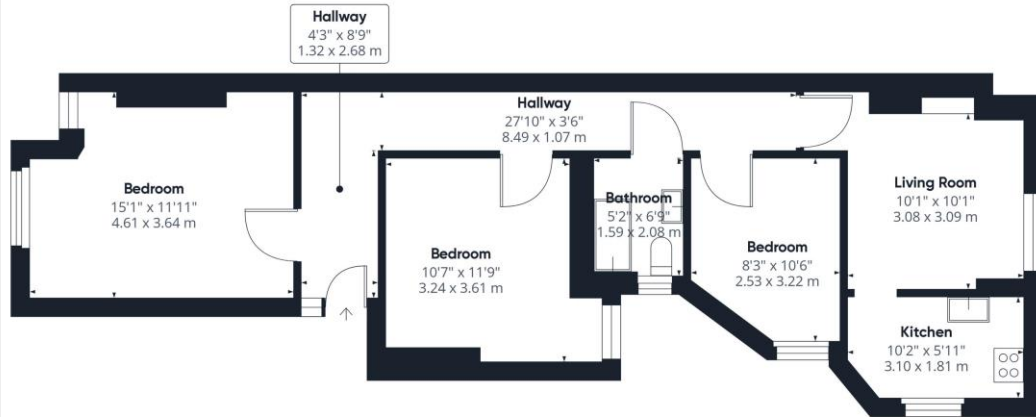


Flood Risk

Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Approximate total area[®]
722.37 ft²
67.11 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		80
55-68 D	62	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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45 Bedford Hill,
London, SW12 9EY

☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT

☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX

☎ 020 8679 9889

