



TALBOT ROAD

Notting Hill W11










# TALBOT ROAD, NOTTING HILL W11

A light filled two bedroom duplex with vaulted far reaching views in  
the heart of Notting Hill

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Local Authority: Royal Borough of Kensington and Chelsea  
Council Tax band: D

Tenure: Leasehold, approximately 111 years remaining  
Ground rent: £350 per annum, doubles every 25 years, next review due 2037  
Service charge: £4,400 per annum, paid quarterly, reviewed each year, next review due 2026

Guide Price: £1,200,000





## BRIGHT & COMFORTABLE LIVING, IN A PRIME LOCATION

Set across the upper floors of a well-kept period building on Talbot Road, this beautifully arranged two bedroom duplex offers bright and comfortable living in the heart of Notting Hill. The lower level features a spacious open-plan kitchen and reception area with large windows and far reaching views, providing a wonderful setting for everyday living and entertaining.

Upstairs, the principal bedroom includes fitted wardrobes, an en-suite bathroom, and access to a charming private terrace, while the second double bedroom is served by a well appointed bathroom. Light, airy, and thoughtfully designed, this attractive home enjoys an excellent location close to Portobello Road, Westbourne Grove, and local transport links.



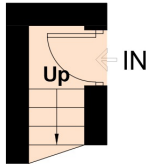




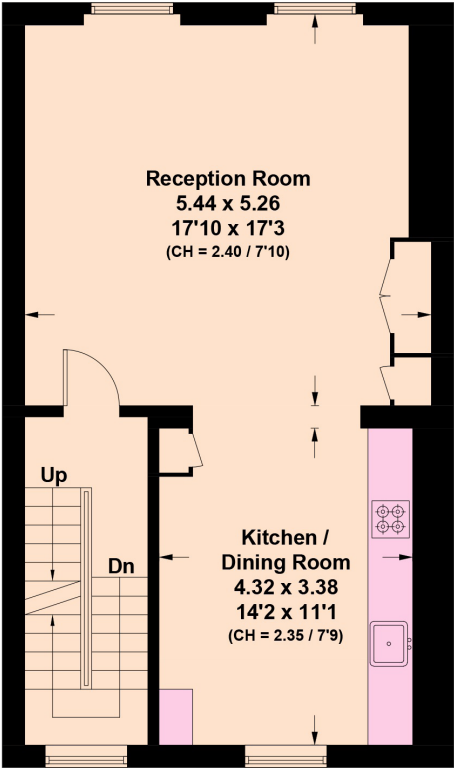


Talbot Road, W11

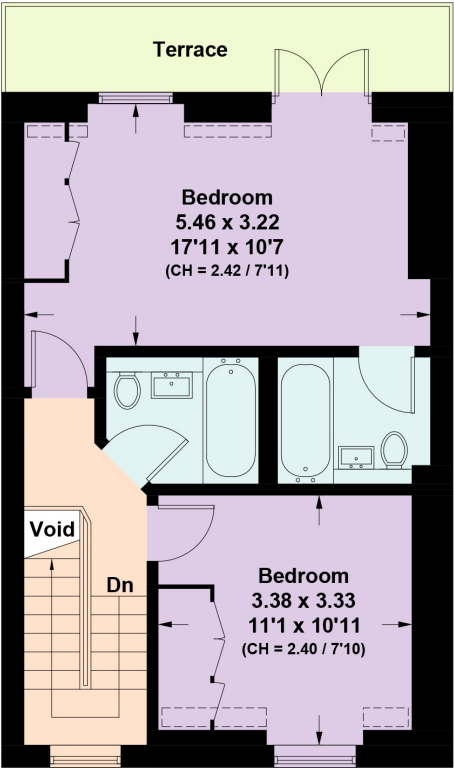
= Reduced head height below 1.5m



Second Floor



Third Floor



Fourth Floor



Approximate Gross Internal Area = 96.5 sq m / 1,039 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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