



TALBOT ROAD  
LONDON W2



SUTHERLAND  
PLACE W2  
CITY OF WESTMINSTER

Blue  
Resident  
Permit  
Only  
8.30am - 6.00pm  
Monday - Friday

An incredibly bright and airy Victorian house with high ceilings throughout and with an elegant, double aspect, drawing room featuring floor to ceiling sash windows and a large fireplace.

Painted floorboards accentuate the feeling of light and run through the entire ground floor, through to a high-ceilinged dining room with a further fireplace and this room is connected to the fully integrated kitchen.

A beautifully presented master bedroom suite and a study span the whole of the first floor and there are three further bedrooms on the second and third floors.

A separate lower ground floor is arranged as a spacious one-bedroom apartment and there is a secluded roof terrace with a south westerly aspect along with a garage and off-street parking space.

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.

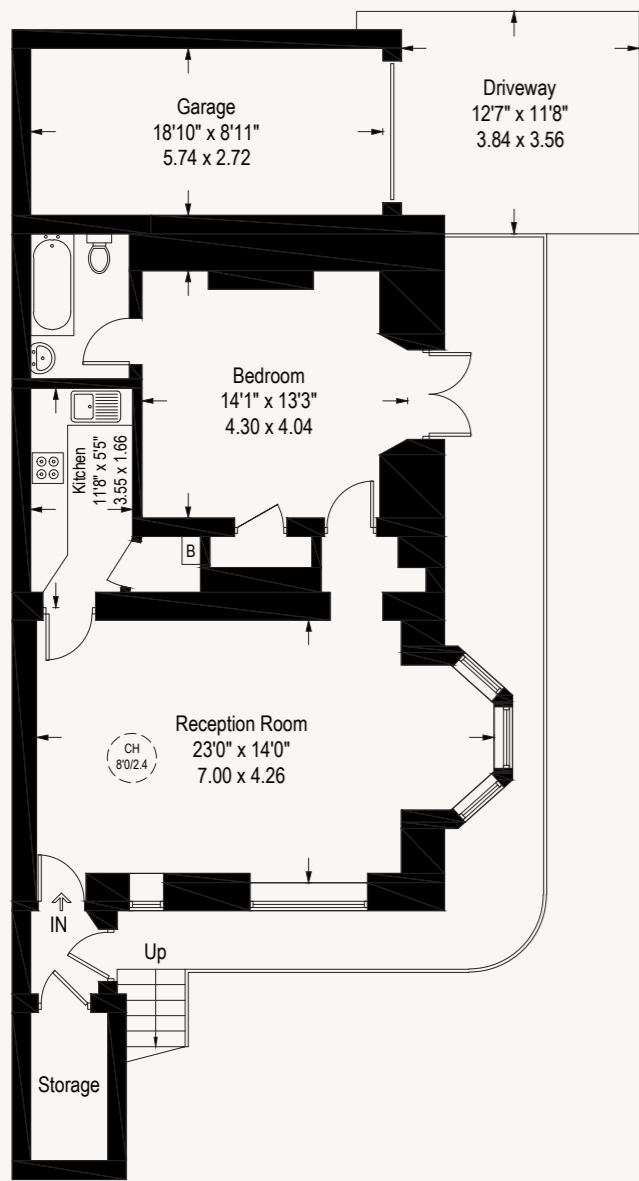




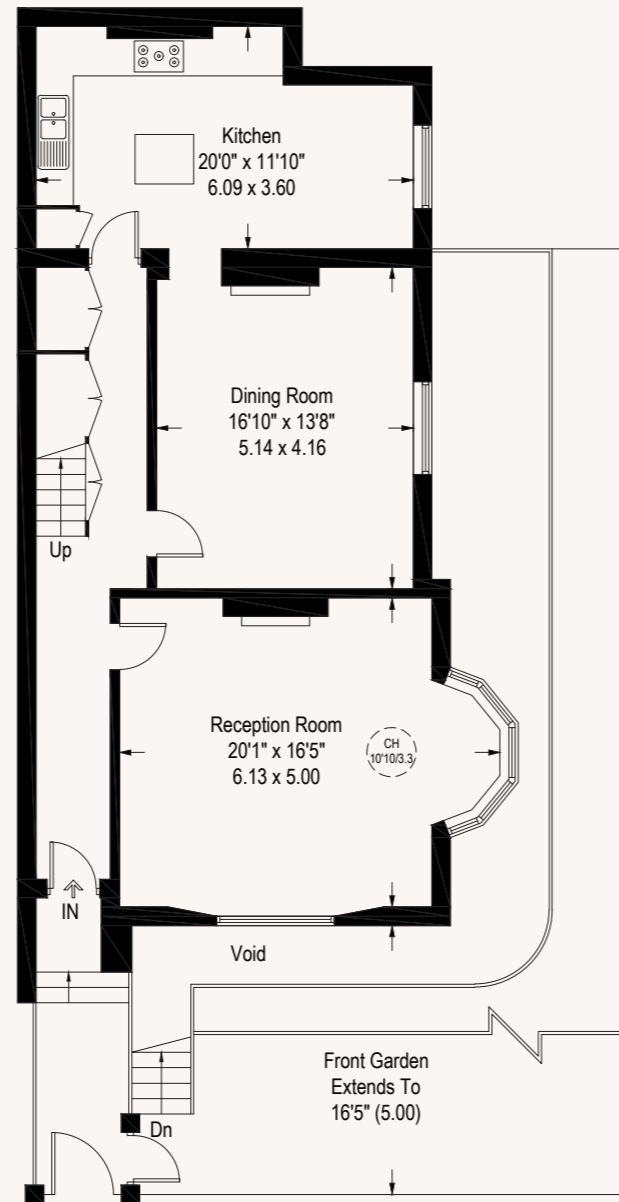






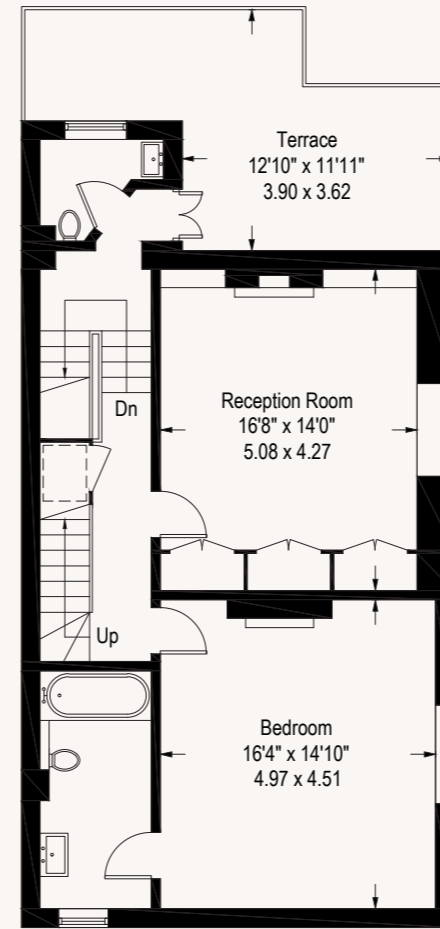


LOWER GROUND FLOOR

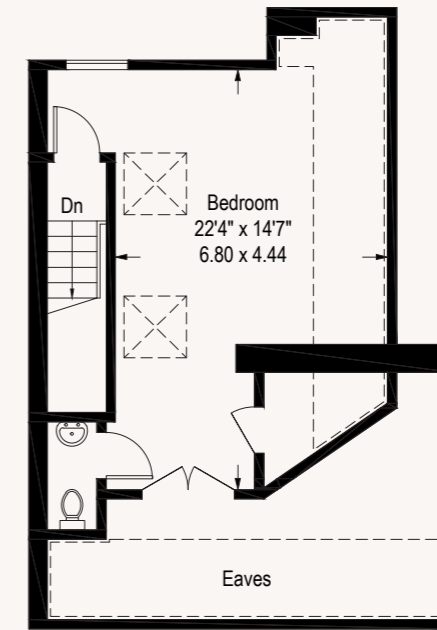


GROUND FLOOR

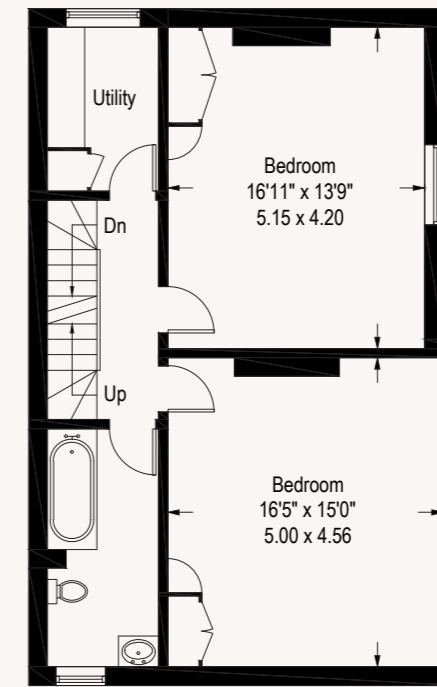
= Reduced headroom below 1.5m / 5'0"



FIRST FLOOR



THIRD FLOOR



SECOND FLOOR

**APPROXIMATE GROSS INTERNAL AREA**  
3,508 sq ft / 325.9 sq m

**GARAGE**  
166 sq ft / 15.4 sq m  
(Excluding Reduced Headroom)

**REDUCED HEADROOM**  
187 sq ft / 17.4 sq m

**TOTAL**  
3,861 sq ft / 358.7sq m

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
City of Westminster

**EPC**  
E

**GUIDE PRICE**  
£4,750,000



# Maskells

105 Kensington Church Street, London, W8 7LN

Tel: 0207 887 2532

[sales@maskells.com](mailto:sales@maskells.com)

[lettings@maskells.com](mailto:lettings@maskells.com)

[maskells.com](http://maskells.com)

We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide.  
We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.