



TALBOT ROAD

Notting Hill W2





BEAUTIFULLY PRESENTED DUPLEX IN A HIGHLY DESIRED LOCATION

A beautifully renovated and spacious dual aspect apartment located moments from the heart of Notting Hill.



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Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold, approximately 144 years remaining

Service charge: £2,000-£2,300 per annum, reviewed every year, next review due 2026

Guide Price: £1,750,000



ELEGANT & LIGHT-FILLED WITH CONTEMPORARY FINISHES

The property opens with its own first floor entrance, leading to a spacious internal landing and WC. On the second floor, the open plan living area boasts plenty of natural light from the south-facing windows, wooden flooring throughout and a large newly renovated kitchen. The property directly overlooks picturesque Northumberland Place, while treetop views provide tranquility and a real sense of privacy.

Westbourne Grove's restaurants, cafés and boutiques are moments away from Talbot Road, with Ledbury, Dorian and Caractère — all Michelin-starred — within a five-minute walk. Kensington Gardens and the redeveloped Whiteley's shopping centre are only slightly further afield. Paddington is within easy reach for the Elizabeth line and Heathrow Express, making the property convenient not only for London life but also for those who travel frequently.





SPACIOUS LIVING OVER TWO FLOORS

Leading upstairs, there is a family bathroom with a bathtub on the half landing, three bedrooms and a separate shower room. The principal bedroom sits at the rear of the property with newly installed fitted wardrobes and built-in dressing table. There are two further bedrooms also with fitted wardrobes.

The property is ideal for families or young professionals, with no work required. It is located moments from Shrewsbury Road Gardens and St Stephens Gardens Playground.

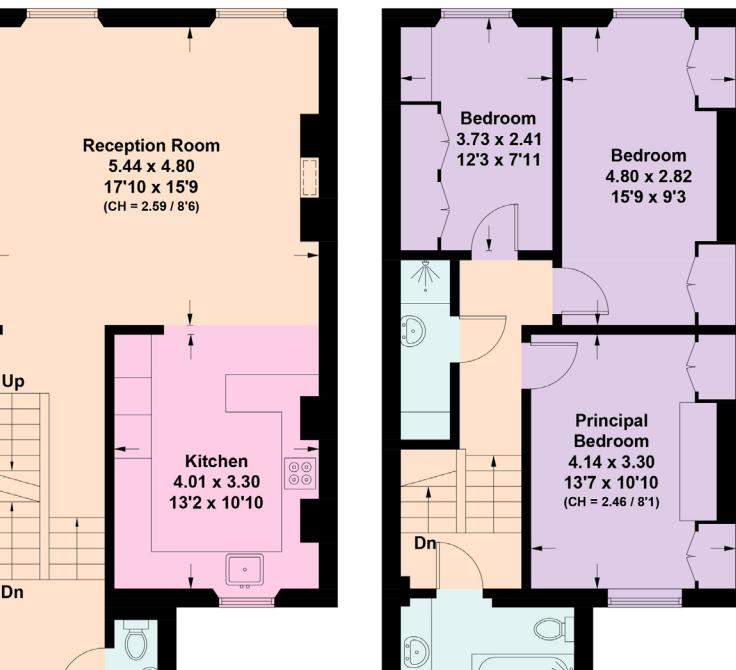
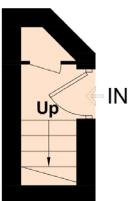


Talbot Road, W2



[] = Reduced head height below 1.5m

First Floor



Second Floor



Approximate Gross Internal Area = 110.8 sq m / 1,193 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)



Third Floor



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TALBOT
ROAD W2
CITY OF WESTMINSTER

20

P
Electric vehicle
recharging point
at this
Resident permit
holders only
Max 2 hours
No return
within same day