



A LARGE & WELL SITUATED HOUSE TO CREATE THE IDEAL FAMILY HOME

On the market for the first time in almost 40 years, this large family house, in Notting Hill's highly sought after Artesian Village, offers some 2237 sq ft / 208 sq m of living space across four floors, with potential to increase further if desired, subject to the necessary consents.

The outdoor space includes a private front and rear garden as well as a first floor balcony. The raised ground floor features a striking double reception, an entrance hallway and a study. The raised lower ground floor comprises additional separate entrance, a large eat in kitchen, a separate dining room, a sun room, a guest WC/utility room and a store. The first floor includes three bedrooms and a family bathroom and the second floor is the main bedroom with ensuite bathroom.

Offering period elegance and a tranquil retreat, in one of the area's most desirable neighbourhoods this large family house with original features and excellent proportions is well suited to create the perfect family home. Currently configured as a 4 bedroom house but would also work as a 5 bedroom given the size. There are a great many excellent nurseries and schools in the area, including Pembridge Hall, Wetherby School & Colville Primary amongst many others, making an ideal home for families with children.

Talbot Road is a picturesque, tree-lined street moments away from Michelin star restaurants, an extensive range of boutiques shops & cafes, a fantastic range of pubs and restaurants with nearby Westbourne Grove and Ledbury Road & Notting Hill Gate, with its further shops, dining venues, and transport links (Central, Circle & District lines). Royal Oak, Kensington Gardens/Hyde Park, Paddington (Heathrow Express & Elizabeth line) and the A40 are also within easy reach for quick access in all directions.



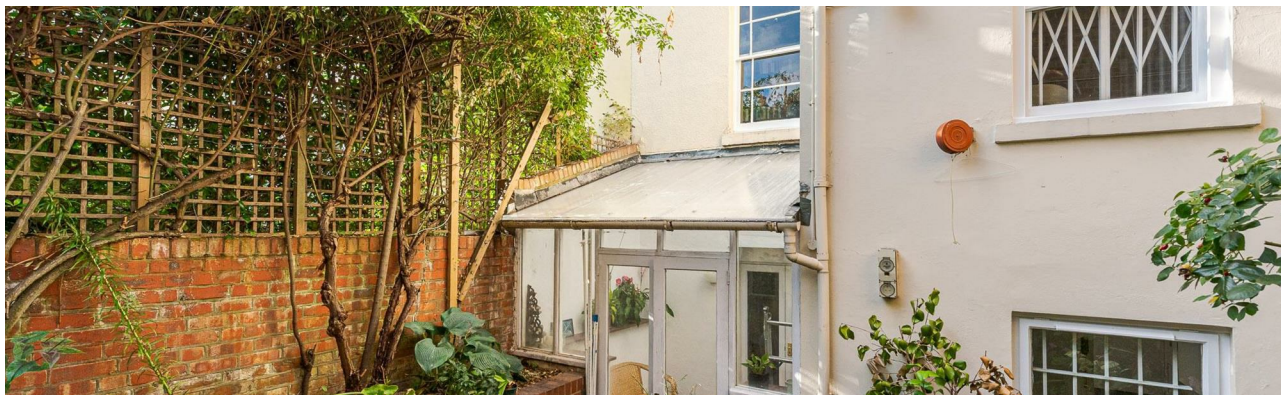


ACCOMMODATION

Front Garden: Entrance Hall: Double Reception: Study: Large Kitchen: Hallway: Dining Room: Sunroom: Rear Garden; First Floor Balcony: Four Bedrooms; Two Bathrooms (Main Bedroom with Ensuite Bathroom): Two Entrances: Store: Guest WC/Utility

LOCATION

Talbot Road is located in the desirable Artesian Village residential area of Notting Hill. Known for its attractive Victorian terrace homes, handsome tree lined streets and a community feel. It is within close proximity to Westbourne Grove, Ledbury Road & Portobello Road and offers access to an excellent selection of first rate nurseries and schools, Notting Hill Underground Station as well as the A4 and Royal Oak offer easy and quick access to the major transport links.



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PROPERTY INFORMATION

Property Type: House

Construction Materials: Brick

Utilities:

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband/Internet connection: Fttc

Mobile Signal Coverage: Please check Ofcom

Mobile Checker

Broadband speed: Please check Ofcom Broadband
Checker

Parking Arrangements: Street Parking Permit
Required

Terms

Price: £3,300,000

Tenure: Freehold

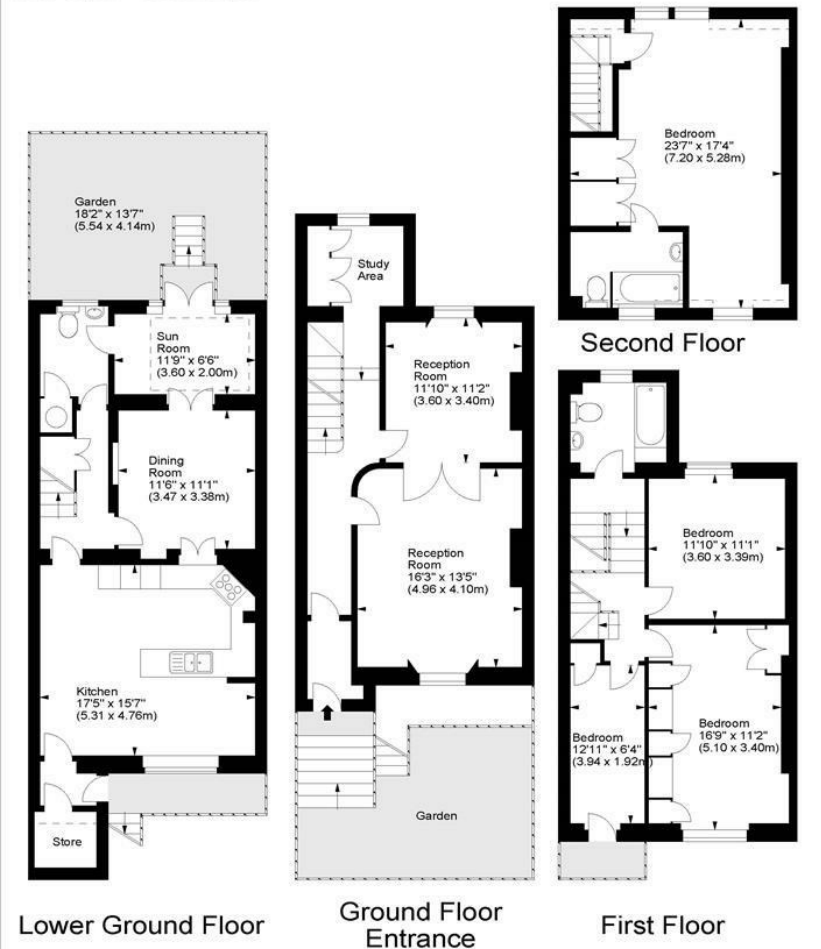
Local Authority: Westminster

Council Tax Band: H

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Talbot Road, W2

Approx. Gross Internal Area
2237 Sq Ft - 207.82 Sq M



For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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FEATURES

- Period features including fireplaces, ceiling cornice, coving and shutters
- A large family house in the sought after Artesian Village area
- 4 bedrooms that could easily be made into a 5 bedroom if required
- Front & rear gardens and a first floor balcony
- Close to a great choice of fantastic schools
- 2237 sq ft 208 sq m with the potential to extend further subject to the necessary consents
- Easy access to major transport links
- Fresh to the market, a once in a generation opportunity
- Potential to extend, subject to the necessary consents



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