

**Talbot Road**  
Notting Hill, W2

**Dexters**



### About the property

A beautifully presented three bedroom house set in a popular Notting Hill location.

This stylish home spans four levels, with two floors dedicated to entertaining. The ground floor features a spacious open plan kitchen and dining area that leads directly onto a southerly patio garden.

The first floor reception room is an impressive space, with high ceilings, a feature fireplace and large windows. The

principal bedroom occupies the second floor, complete with en suite shower room. The third floor offers two additional double bedrooms and a family bathroom.

Additional highlights include a generous study, a sun trap terrace, a discreet utility cupboard, and a guest cloakroom.

Ideally situated close to amenities on Westbourne Grove, Ledbury Road and Portobello Road. Tube lines can be found at Notting Hill Gate, Royal Oak and Queensway.

### Key features

- Beautifully Presented
- Southerly Patio
- Study
- Terrace
- Great Location
- Freehold





TOTAL APPROX. FLOOR AREA 1,611.2 SQ. FT (149.7 SQ. M)

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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