



Talbot Road
Notting Hill, W2

CHESTERTONS





Chestertons are delighted to present this stunning two bedroom apartment on Talbot Road, W2.

Set on the 3rd floor of this period conversion is a top floor two bedroom apartment with picturesque views over St. Stephens Church and Notting Hill. The apartment has been recently refurbished to a high standard throughout comprising of an open plan kitchen/living room, large principle bedroom, second bedroom with additional loft storage and a family bathroom with bathtub.

Talbot road is centrally located being a short walking distance from Westbourne Park Road underground station and the eateries, shops and restaurants on Westbourne Grove.

•

£3,000 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
69-80 C		
55-68 D	62	68
49-54 E		
41-48 F		
31-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Minimum Term: 12 months
Deposit Required: £3,461.54
Local Authority: Westminster
Council Tax Band: D
EPC Rating: D
Furnished

Chestertons Notting Hill Lettings

30 Ledbury Road
 Notting Hill
 London
 W11 2AB

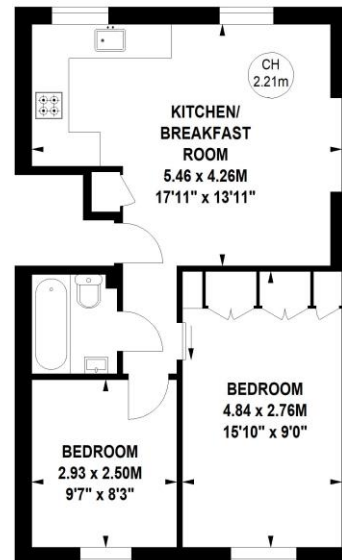
nottinghilllettingsusers@chestertons.co.uk
 02030408588

Talbot Road, Notting Hill, W2

Approximate gross internal area

Key :
CH - Ceiling Height

47.56 sq m / 512 sq ft



Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable