



**29-31 TALBOT ROAD**  
LONDON, W2 5JG

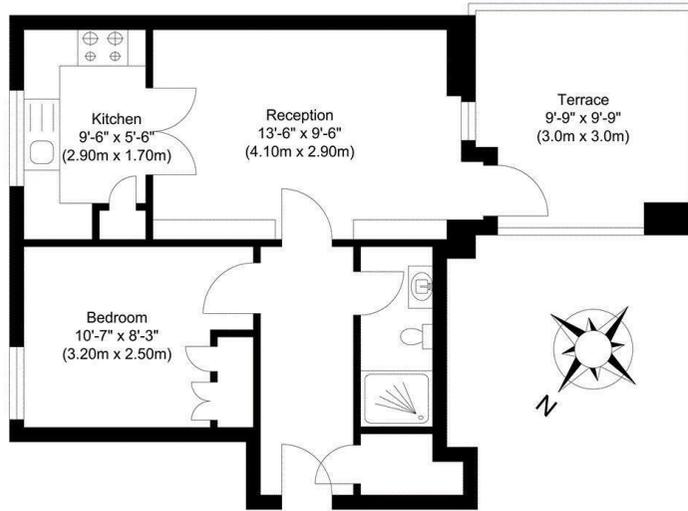
**£550,000**  
LEASEHOLD

A beautifully presented one bedroom flat with private west facing terrace in a pretty period building. This one bedroom flat has been well designed to create a comfortable and contemporary living space. The property further comprises separate kitchen and living room, modern bathroom and has wooden floors throughout. The property boasts a decked private terrace. Talbot Road is ideally located to the shopping and superb dining amenities of Westbourne Grove and Queensway and within close proximity to an abundance of transport links at Notting Hill, Paddington and Bayswater.

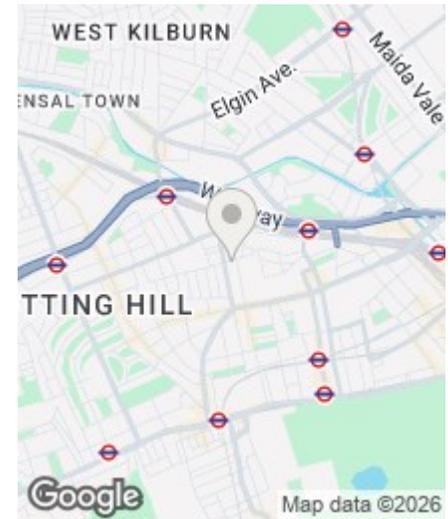
**SANDERSONS**  
LONDON

TOTAL APPROX FLOOR AREA 371 SQ. FT. (AREA 34.5 SQ. M)

whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Approximate Floor Area  
371 sq. ft.  
(34.5 sq. m)



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

EPC Rating: Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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