



Talbot Road  
London, W11

CHESTERTONS





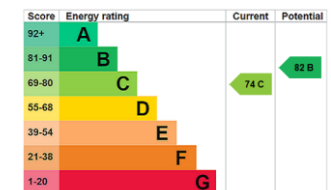
A beautifully bright two bedroom split level apartment with great views, ideally positioned in the heart of Notting Hill. Occupying the upper floors of an elegant period building on Talbot Road, this thoughtfully designed home offers stylish and comfortable living throughout.

The lower level features a spacious open plan kitchen and reception room, flooded with natural light from large south facing windows and enjoying impressive rooftop views, an ideal space for both relaxing and entertaining. Upstairs, the main bedroom benefits from fitted wardrobes, an en-suite bathroom, and access to a charming private terrace. A second generous double bedroom is served by a contemporary family bathroom.

The apartment is superbly located moments from Portobello Road and Westbourne Grove, with their renowned boutiques, cafés, and restaurants. Talbot Road is one of Notting Hill's most sought-after addresses, while excellent transport connections are available nearby via Westbourne Park Underground station (Hammersmith & City and Circle lines).

- Two bedroom split level apartment
- Bright open plan kitchen and reception room
- Private terrace
- Moments from Portobello Road and Westbourne Grove

Asking Price £1,100,000



**Tenure:** Leasehold 110 years 7 months  
**Service Charge:** £4400  
**Ground Rent:** £350  
**Local Authority:** Kensington and Chelsea  
**Council Tax Band:** D

*Chestertons Notting Hill Sales*

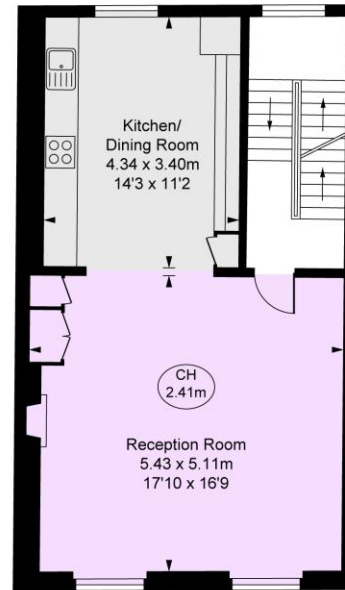
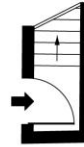
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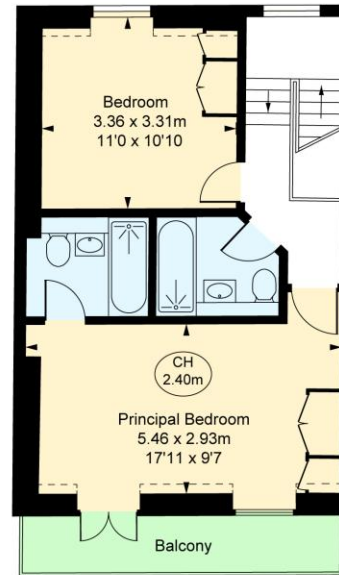
Talbot Road, W11  
 Approximate Gross Internal Area  
 95.80 sq m / 1,031 sq ft

( Including restricted height  
 under 1.5m [-----] )  
 ( CH = Ceiling Heights )

Second Floor Entrance  
 Approximate Gross Internal Area  
 1.62 sq m / 17 sq ft



Third Floor  
 Approximate Gross Internal Area  
 50.59 sq m / 545 sq ft



Fourth Floor  
 Approximate Gross Internal Area  
 43.60 sq m / 469 sq ft



This plan is not to a given scale. A detailed level plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.  
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