



A Rare Long-Held House in the Heart of Artesian Village

Offered to the market for the first time in c. 40 years, this substantial family home is set in the heart of Notting Hill's highly sought-after Artesian Village.

Extending to approximately 2,237 sq ft (208 sq m) across four floors, the property offers excellent proportions, period character and the potential to extend further (subject to the necessary consents).

The house features a striking double reception room, a generous kitchen and dining space, and four well-sized bedrooms, with flexibility to create a fifth if desired. Private front and rear gardens, along with a first-floor balcony, provide valuable outdoor space.

Ideally located moments from Westbourne Grove and Ledbury Road, the property enjoys immediate access to some of Notting Hill's finest restaurants, boutiques and schools, making it an exceptional long-term family home.





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

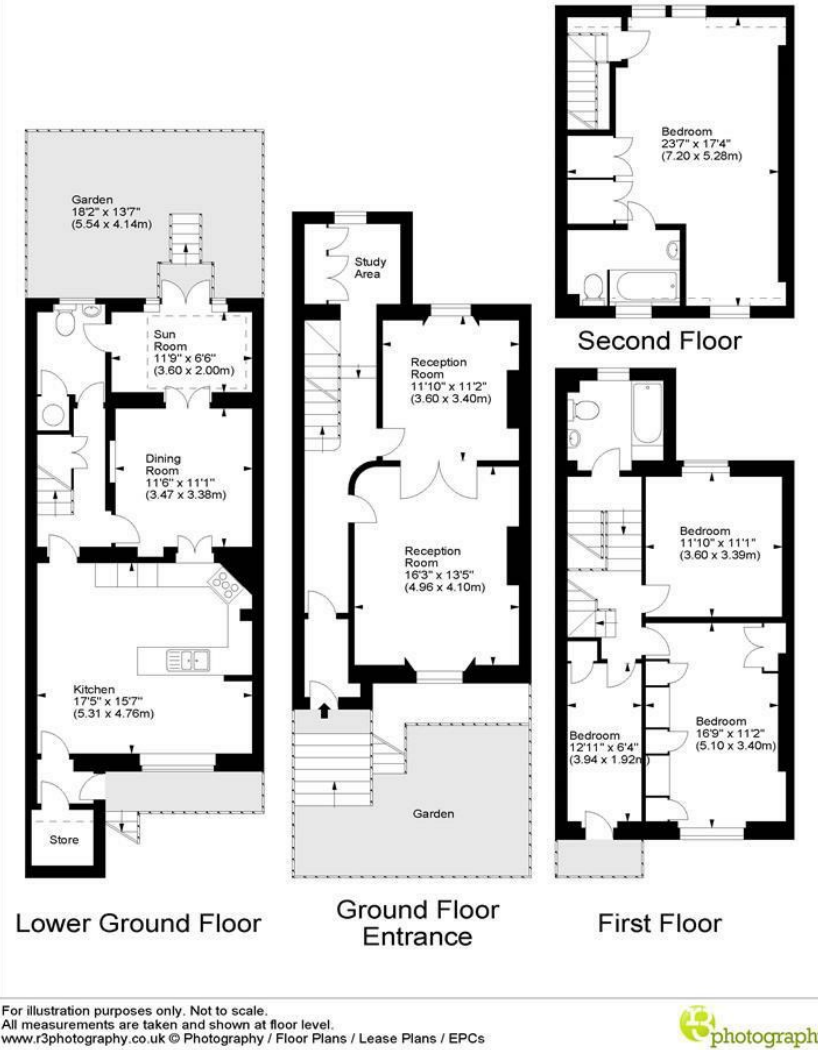
Local Authority: Westminster

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			
(39-54) E	64	82	
(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



FEATURES

- 2,237 sq ft of well-proportioned living space
- Held by the same family for nearly 40 years
- Located in the heart of Artesian Village, Notting Hill
- Flexible 4–5 bedroom accommodation
- Beautiful period features throughout
- Private gardens to the front and rear
- Balcony overlooking the garden
- Scope to extend and enhance (STPP)
- Moments from Westbourne Grove & Ledbury Road
- Excellent local schools and transport connections



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