



CHATTERTON | REES



Weatherby Talbot Road, London, W2 5LF

£750,000

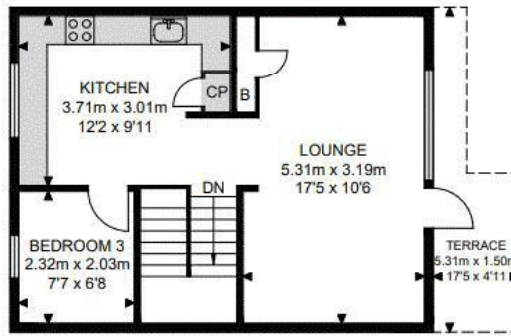
A brilliant two/ three bedroom split level apartment on Talbot Road in Notting Hill. Spread over the first and second floor of a purpose built block there are two double bedrooms and one bathroom a large semi open kitchen to the living and dining room that has the benefit of direct access on to a south facing terrace.

There is a study room that has in the past been used as a guest bedroom.

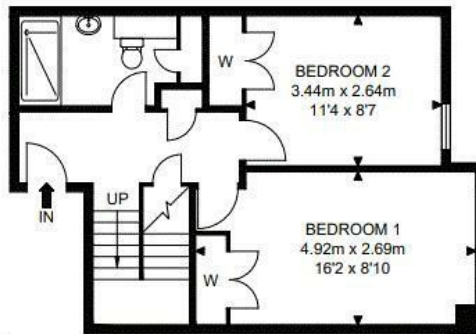
The property is in good condition and has 823sqft of internal space, a recently extended lease with a beautiful view of Talbot Road and only moments from Portobello Road and plenty of restaurants and shops almost on your doorstep.

Floor Plan

Talbot Road



2nd Floor



1st Floor



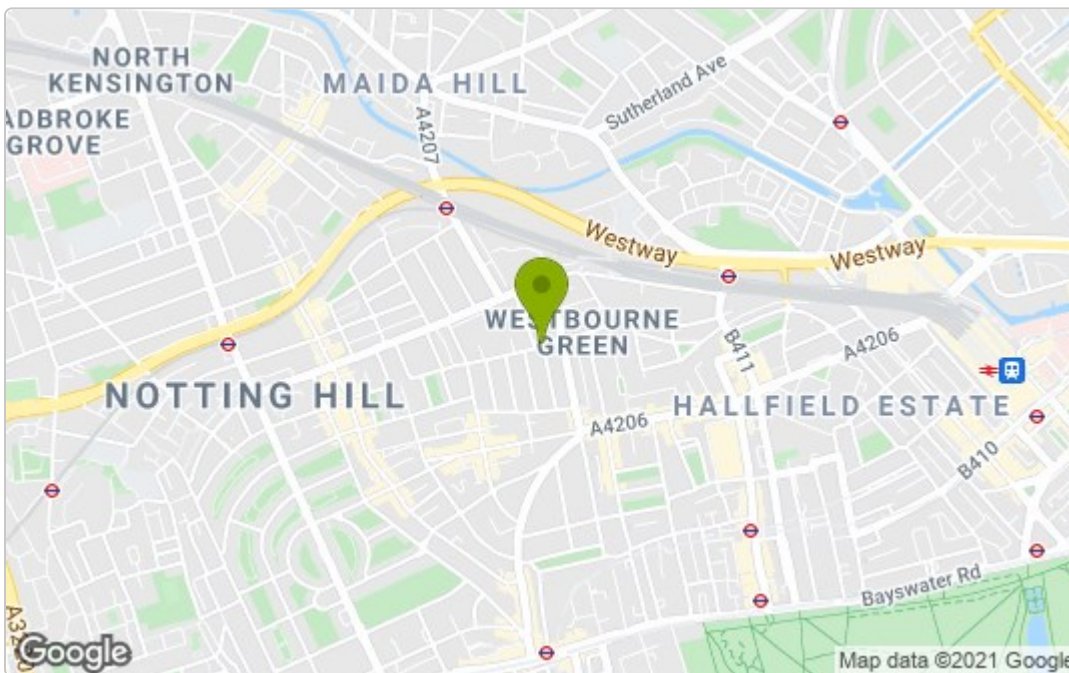
APPROX. GROSS INTERNAL FLOOR AREA 832.05 SQ FT / 77.30 SQM
 APPROX. GROSS EXTERNAL FLOOR AREA 63.50 SQ FT / 5.90 SQM

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 approximated 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. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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