

CHARMILL

RESIDENTIAL



Talbot Road, Notting Hill W2

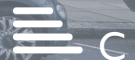
Guide price £450,000 Share of Freehold

Positioned in a superb location in Notting Hill and situated on the first floor of attractive white stucco-fronted corner building is this charming one bedroom apartment. The property benefits from high ceilings throughout and comprises a reception room, a separate fully fitted kitchen, one double bedroom and a bathroom.

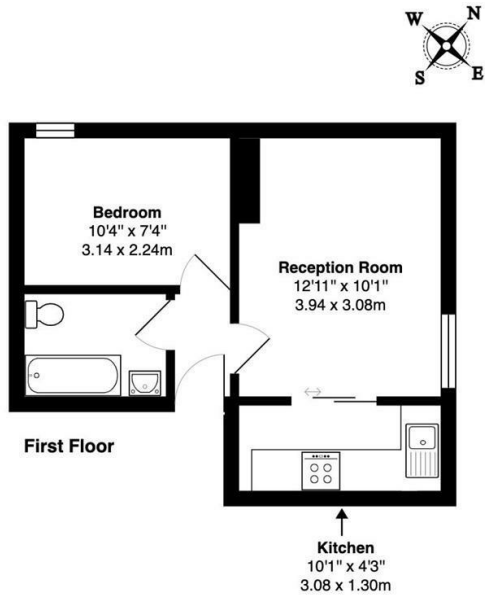
The apartment is located moments from the vast array of fashionable shops, restaurants, cafes and bars of Westbourne Grove, Ledbury Road and Kensington Park Road. The vibrant Portobello Road with its antiques market and vintage fashion stores is also just a short stroll away as are the green open spaces of Kensington Gardens and Hyde Park. The property is within close proximity to a number of transport links with Westbourne Park station just 0.4 miles away and Royal Oak station 0.5 miles away both on the Hammersmith & City and Circle lines. You will also find Notting Hill Gate station (Central line) 0.6 miles away. Paddington station is also within easy reach offering Circle, District, Bakerloo and Hammersmith & City lines together with National Rail services and the Heathrow Express providing access to Heathrow Airport in 15 minutes. Furthermore the Elizabeth line connecting you to Canary Wharf in just 18 minutes is within walking distance.

Viewings

Please contact us on 020 7046 6275 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



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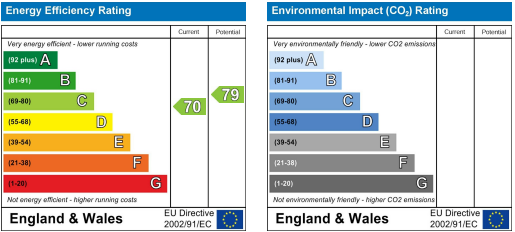
Total Gross Area: 317 ft² ... 29.5 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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