



## TALBOT ROAD, W2

£600,000

Two double bedrooms  
Excellent condition  
Roof terrace  
Period building  
Superb location  
EPC- C

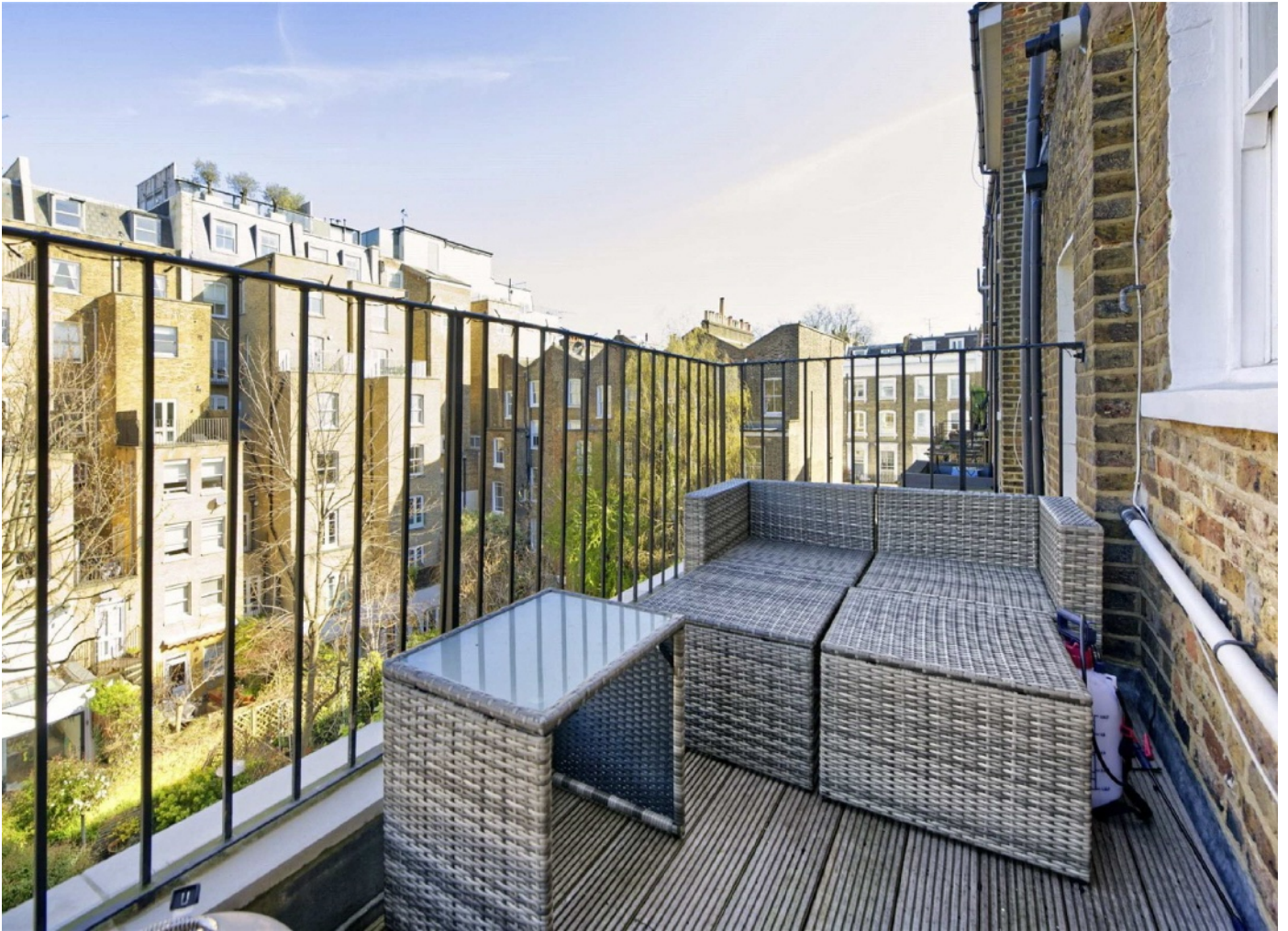
# ABOUT THE PROPERTY

A newly renovated two-bedroom upper floor apartment with a wonderful roof terrace in the heart of Notting Hill.

The property is ideally positioned just off the Artesian Village, with the fabulous selection of fashionable boutique shops, cafes, and restaurants of Ledbury Road and Westbourne Grove just a short stroll away. Popular gastropubs such as The Westbourne and The Cow are also nearby.

There are excellent transport links within close proximity with the Central, District, and Circle lines easily accessible from the Underground at Notting Hill Gate. Royal Oak and Paddington are also not far away.







# FURTHER DETAILS

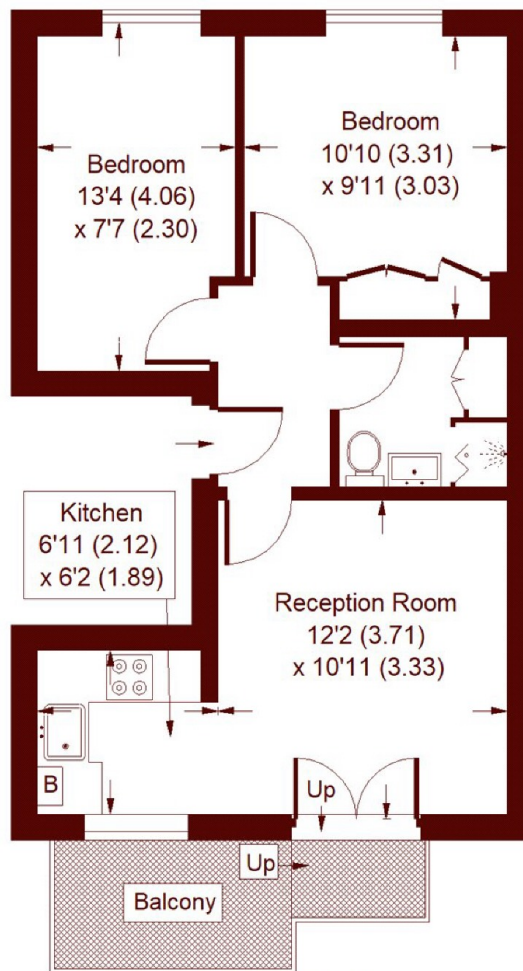
Positioned within a white stucco fronted Victorian terrace, the accommodation comprises an open plan reception/dining room with high ceilings and French doors opening onto the generous private decked terrace, a well-appointed semi separate fully integrated kitchen, two double bedrooms with ample storage space and a smartly finished bathroom.



# STEP INSIDE TALBOT ROAD

## Talbot Road, W2

TOTAL AREA (APPROX)  
472.5 SQ FT / 43.9 SQ M



### THIRD FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

Notting Hill  
020 7313 2890

Energy Rating: C We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

MARSH &  
PARSONS