













A beautifully interior designed second floor apartment situated on Talbot Road, just off of vibrant Portobello Road.

Recently renovated by its owner, the apartment accommodates a spacious reception room, boasting wooden flooring, large sash windows allowing plentiful light and a bespoke wall of built in storage.

The kitchen is separate from the reception room and provides a fully integrated unit and gas hob. Situated next to the kitchen is a neutrally decorated bathroom which offers shower over bath tub.

Positioned on the opposite side of the apartment, steps lead down to the statement bedroom with built-in wardrobes.

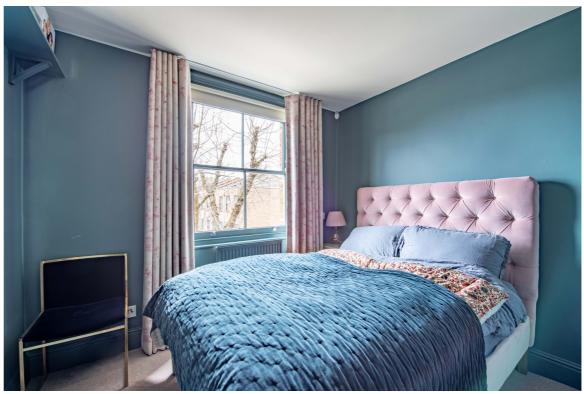
This is the perfect Notting Hill apartment.



Talbot Road is well positioned for the cafes, restaurants, bars and boutiques on Westbourne Grove as well as the further amenities of Portobello Road. Westbourne Park Underground station (Hammersmith & City line) is within walking distance providing access to White City for shopping and access to The City.







## Talbot Road APPROXIMATE GROSS INTERNAL FLOOR AREA 51sq.m (545sq.ft) Kitchen 2.62 x 2.08 8'7" x 6'10" Reception 5.29 x 5.22 17'4" x 17'2" Bedroom 2.93 x 2.86 9'7" x 9'5"

**SECOND FLOOR** 

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

Knight Frank Notting Hill 294 Westbourne Grove London I would be delighted to tell you more.

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## Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2021 Photographs and videos dated March 2021.

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