

DOMUS NOVA



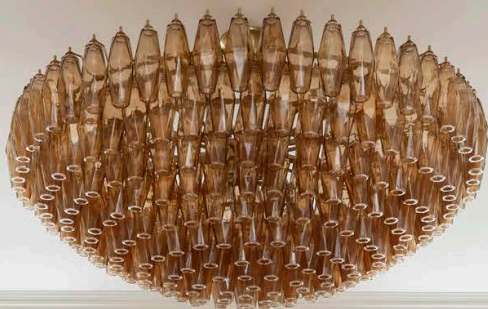
Talbot Road W2
£2,350,000



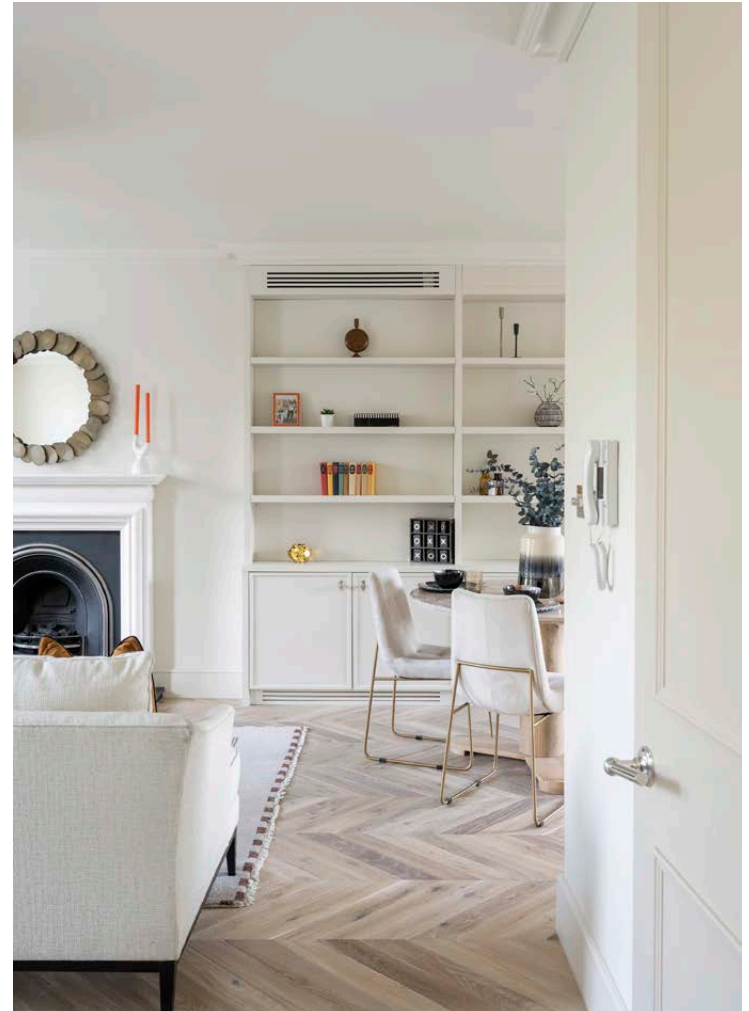
Timeless design characterises this recently renovated three-bedroom apartment for sale with a south-facing terrace.

Echoing the classic elegance of its architecture, extensive refurbishments have infused this second-floor Talbot Road apartment with symmetry and style. No detail has been overlooked, particularly in the living space, where kitchen, dining and lounging zones flow into one another, tied together by a palette of materials. A feature fireplace and custom-made joinery add interest while the dual aspect outlook ensures a steady stream of natural light throughout the day. Ted Todd parquet flooring and marble worktops elevate the entire space, with newly installed double-glazed timber sash windows bringing contemporary functionality to the heritage framework.

Other practical new additions include under-floor heating and air conditioning. In the considered kitchen, deVOL brassware pops against neutral-toned, curved cabinetry that instils a sense of finesse. Miele appliances – note the wine fridge – make this a kitchen capable of being put through its paces.

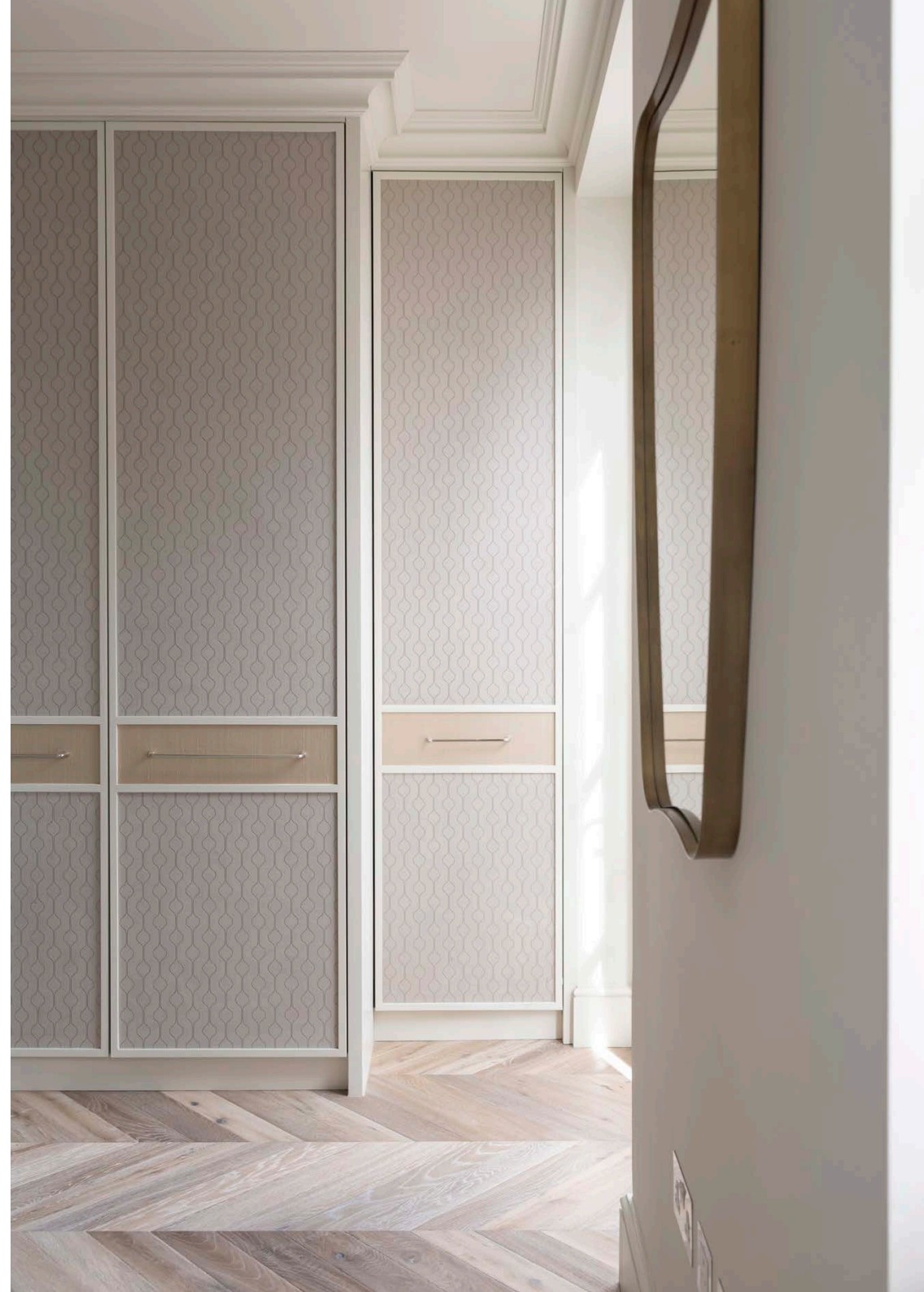


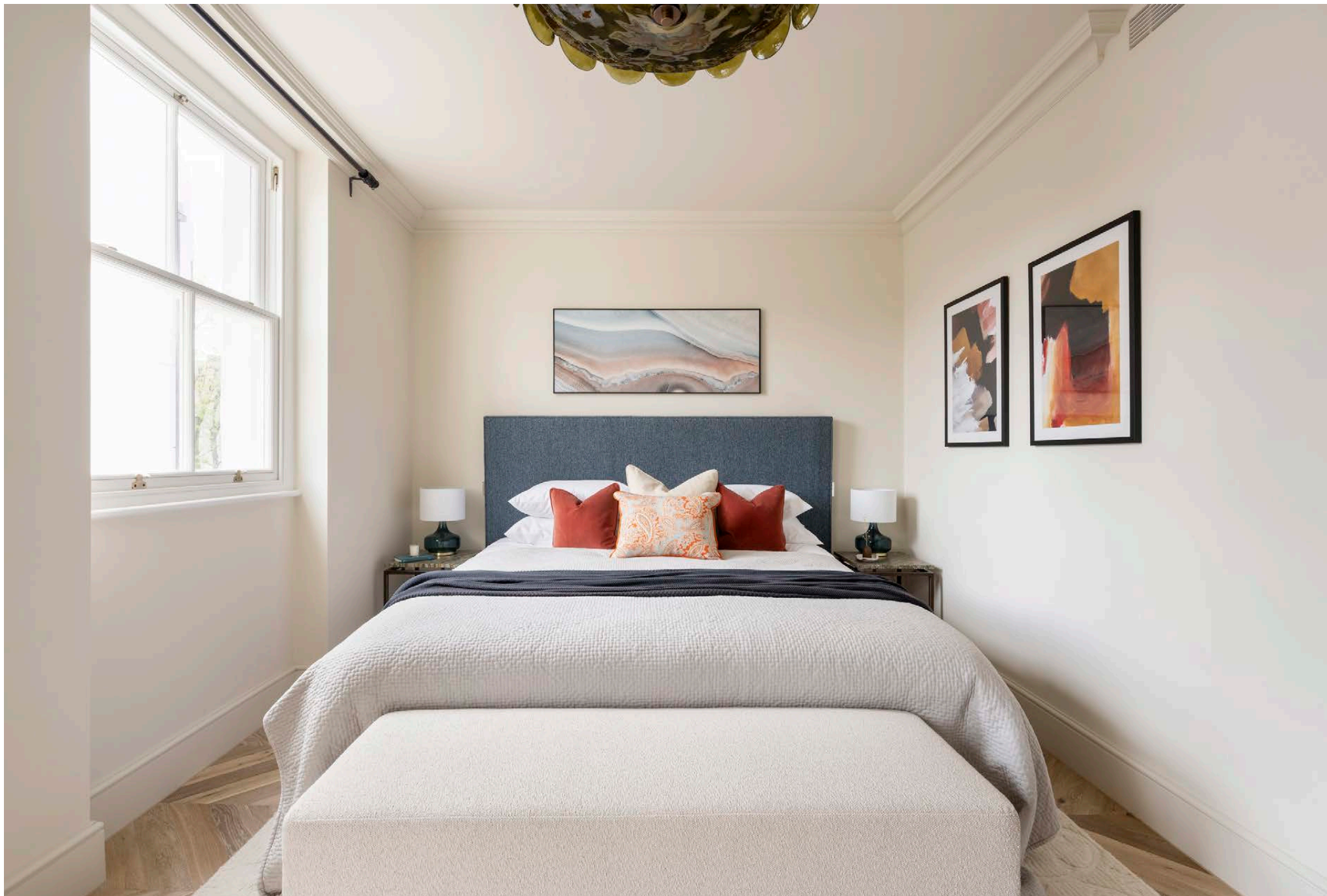






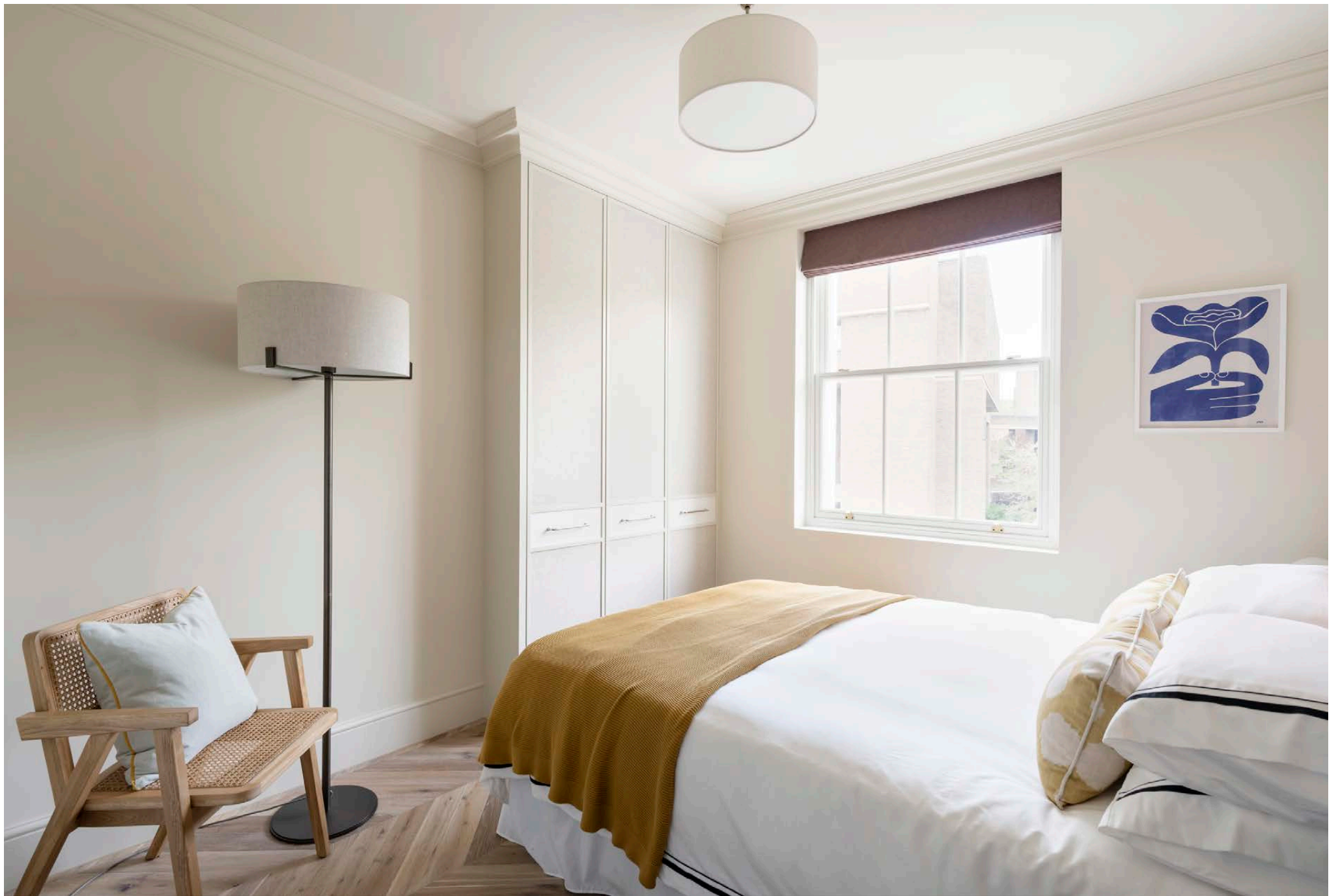
All three bedrooms are found off the entrance hallway, including the bright principal suite, which opens onto a generous south-facing terrace. Inside, soothing colour choices make this a restful space, complete with luxurious marble sinks and a bathtub in the en suite. Two further bedrooms – one double, one single – are just as considered. Both are served by an opulent shower room.

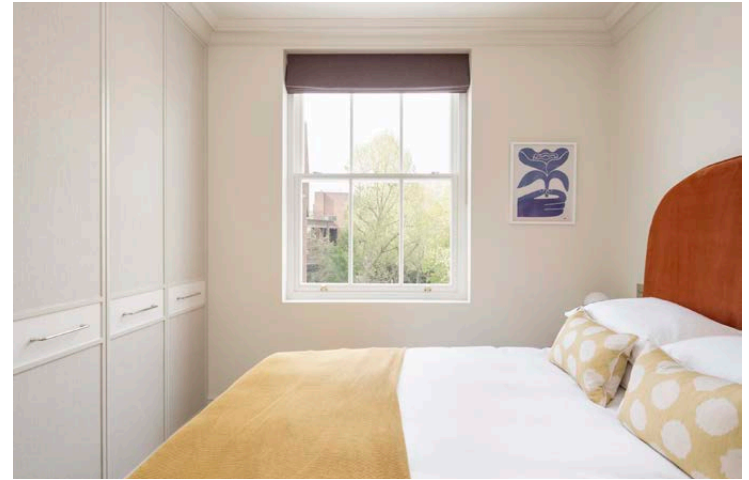




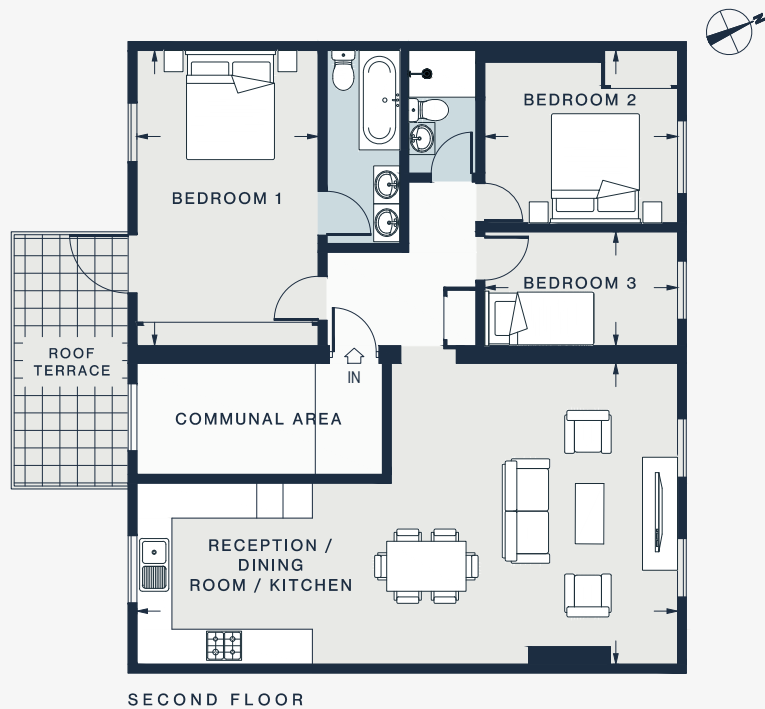












SECOND FLOOR

RECEPTION / DINING ROOM / KITCHEN

30'5 x 16'10 (9.2m x 5.1m)

BEDROOM 1

16'9 x 10'2 (5.1m x 3.1m)

BEDROOM 2

10'6 x 9'7 (3.2m x 2.9m)

BEDROOM 3

11'10 x 6'4 (3.3m x 1.9m)

Approx. Gross Internal Area = 997 sq ft / 92.6 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

Property Details

Recently refurbished to an exceptional standard

Open-plan kitchen, reception and dining room

Principal bedroom suite

Two guest bedrooms

Family shower room

South-facing terrace

City of Westminster

Approx. 997 sq ft / 92.6 sq m

EPC - C

Tenure: Share of Freehold

Lease Length: Circa 999 years

Service Charge: Approx. £2,500 pa



Location

Within an easy stroll of both Portobello Road and Westbourne Grove, Talbot Road is set for quintessential Notting Hill living. Brunch at local favourites Sunday in Brooklyn, Granger & Co. or Beam, pick up fresh produce from Ben's and Daylesford Organic, or enjoy a spot of retail therapy at Sézane, Reformation or Sandro. The Pelican and The Oak are a stone's throw away for evening drinks with friends and family. For special occasions, Dorian and The Ledbury are also on the doorstep.

Royal Oak – 10 mins (Circle, Hammersmith & City)
Notting Hill Gate – 14 mins (Central, Circle and District)

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