

DOMUS NOVA



Talbot Road W2
£2,250,000



Crowned with an expansive roof terrace, this three-bedroom penthouse for sale has a bright and inviting atmosphere inside and out.

Up on the third floor of a characterful townhouse, this penthouse commands attention for its elevated position and exquisite finishes. Recently renovated to exacting standards, considered materials bring finesse to a functional footprint.

The main hub of the home, the dual-aspect reception room encompasses a living and dining space and a polished kitchen. Ted Todd parquet floors and bespoke joinery are a common feature throughout. Echoing the heritage charm of the building, double glazed original timber sash windows have been installed alongside other contemporary additions, including underfloor heating and air conditioning. The kitchen leans of the classic side: all Italian marble worktops, curved cabinetry and deVOL brassware. Integrated Miele appliances and an ergonomic layout ensure the space performs.





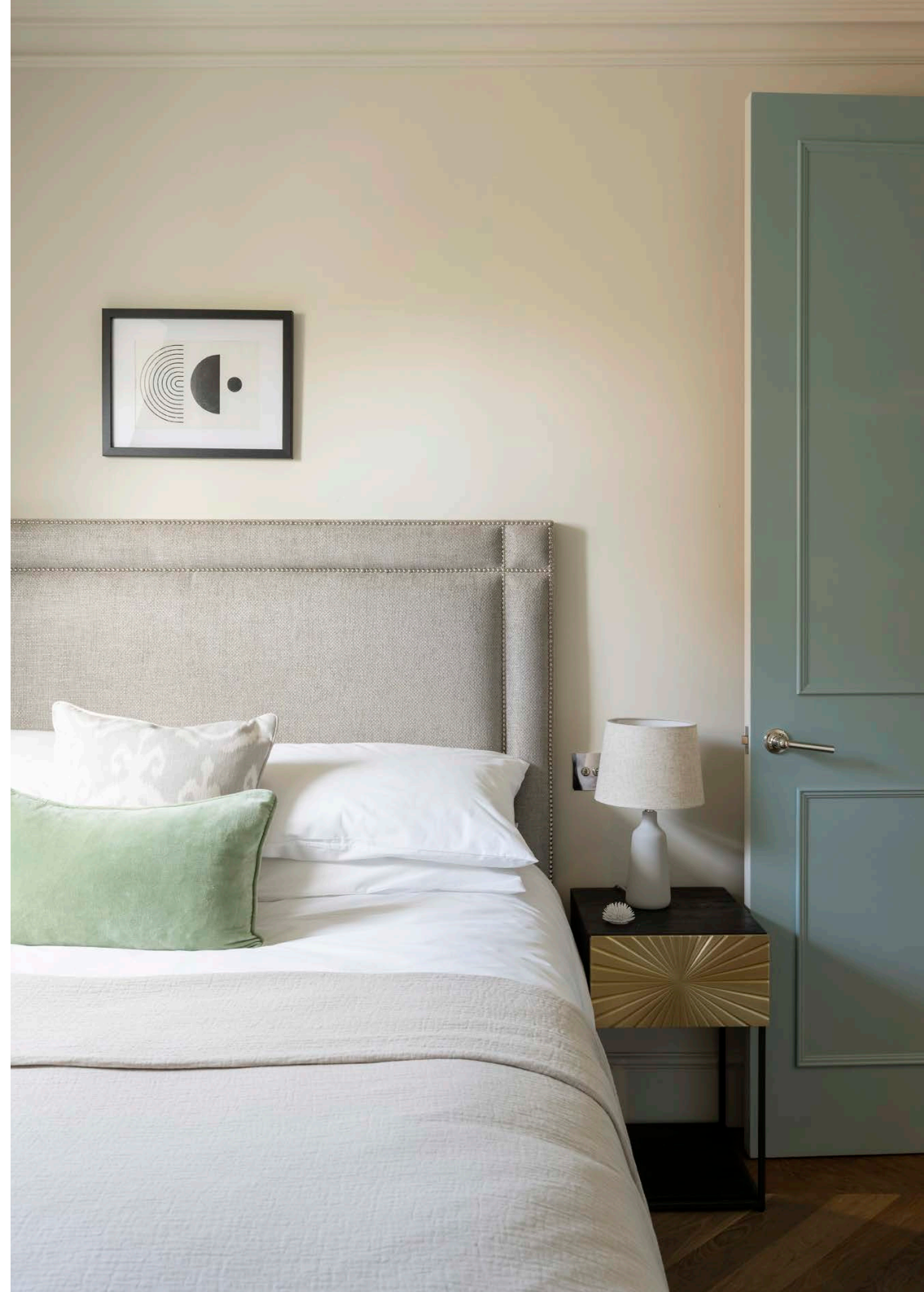






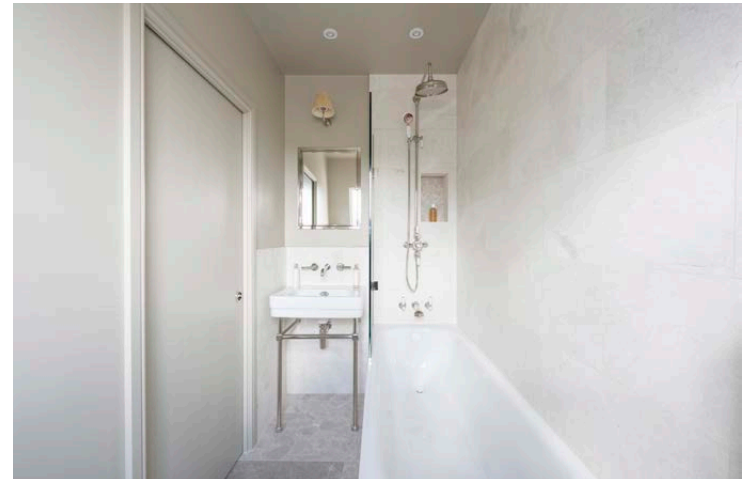
All three bedrooms have a calming feel courtesy of their neutral colour palettes. In the principal, a row of fitted wardrobes keeps the floorspace streamlined and clutter-free, while a south-facing outlook bathes the room in natural light. Next door, the en suite is wrapped in white marble. Two further bedrooms – one double, one single – are served by a shower room.

The pièce de résistance though is the 750 square foot roof terrace. Spanning two buildings, its expansive decked footprint is divided between areas for seating and al fresco dining, complete with a barbecue.

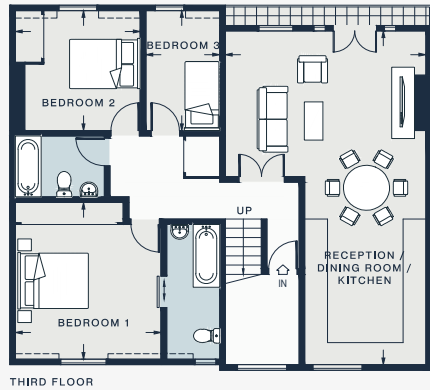
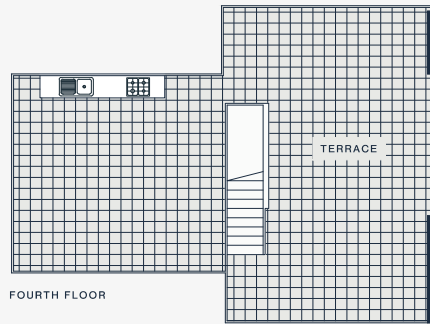












RECEPTION / DINING ROOM / KITCHEN

29'8 x 17'4 (9,0m x 5,2m)

BEDROOM 2

11'0 x 10'7 (3,3m x 3,2m)

BEDROOM 1

12'7 x 12'6 (3,8m x 3,8m)

BEDROOM 3

10'7 x 6'6 (3,2m x 1,9m)

Approx. Gross Internal Area = 1,012 sq ft / 94,0 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
 Contemporary shower room
 750 sq ft roof terrace
 City of Westminster

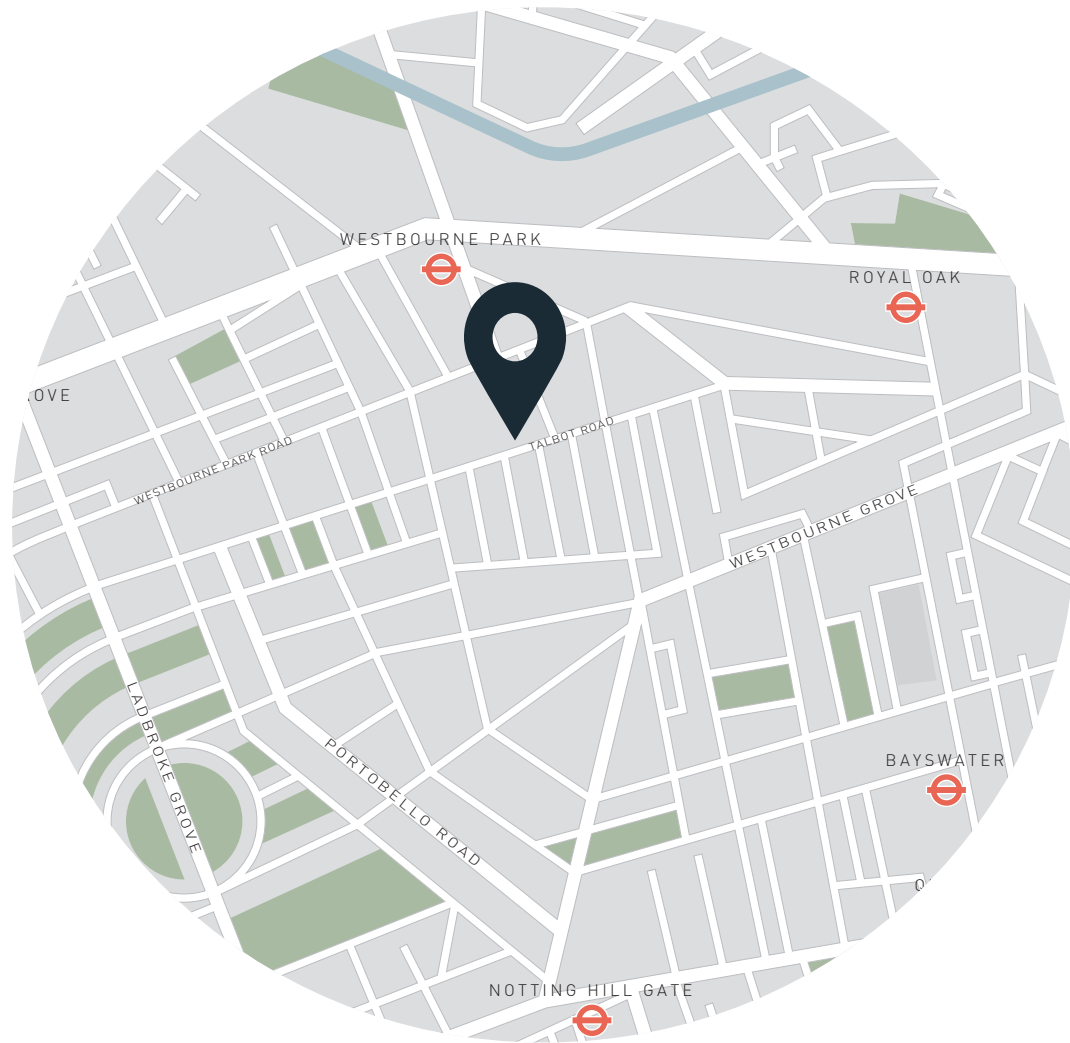
Approx. 1,012 sq ft / 94 sq m

EPC - C

Tenure: Share of Freehold

Lease Length: Circa 999 years

Service charge: £2,500 pa



Location

Close to Portobello Road and Westbourne Grove, Talbot Road is well positioned to enjoy everything the neighbourhood has to offer. Think brunch at Granger & Co., lunch at Ottolenghi, and fine dining at The Ledbury. Barcore and SoulCycle are within walking distance for an energising start to the day. On the weekends, explore the market stalls on your doorstep before the crowds emerge, or settle in for an afternoon at local favourites The Pelican or The Oak.

Royal Oak – 10 mins (Circle, Hammersmith & City)

Notting Hill Gate – 14 mins (Central, Circle and District)

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