

DOMUS NOVA



Talbot Road W2
£2,500,000



Found in a rare lateral conversion, this immaculate three-bedroom duplex for sale has been refurbished with finesse.

Recently renovated to exacting standards, there's a remarkable sense of space and light to this Talbot Road home. Arranged over two floors, the footprint is generous, and accentuated by a considered material palette.

Enter on the raised-ground floor to an exceptional kitchen, reception and dining room. Tied together by Ted Todd parquet flooring and custom-made cabinetry, each zone flows effortlessly into one another. A double aspect outlook ensures the space is as bright as possible. High ceilings, a feature fireplace and new double-glazed timber sash windows reference the building's heritage, refreshed with contemporary tones. Arguably the most standout feature, the inframe kitchen curves around to meet the dining area and is finished with Italian marble worktops, deVOL brassware and integrated Miele appliances. Off this room, a corridor lined with storage space leads the way out to a secluded south-facing garden.







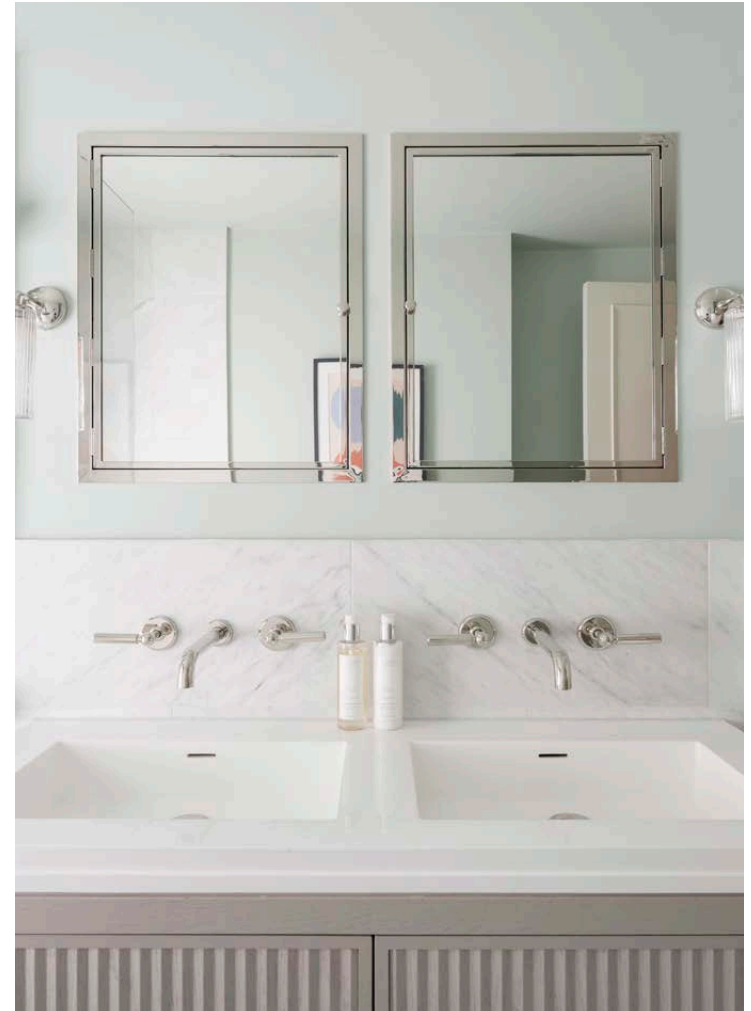


The home's three bedrooms are tucked away on the floor below. Presented with considered, pared-back style, the principal suite is conducive to switching off – and served by a marble-clad en suite shower room. French doors open onto a private patio for soaking up the sun. Two further guest bedrooms are also found on this floor, along with a family bathroom, complete with a double vanity and a marble bathtub.

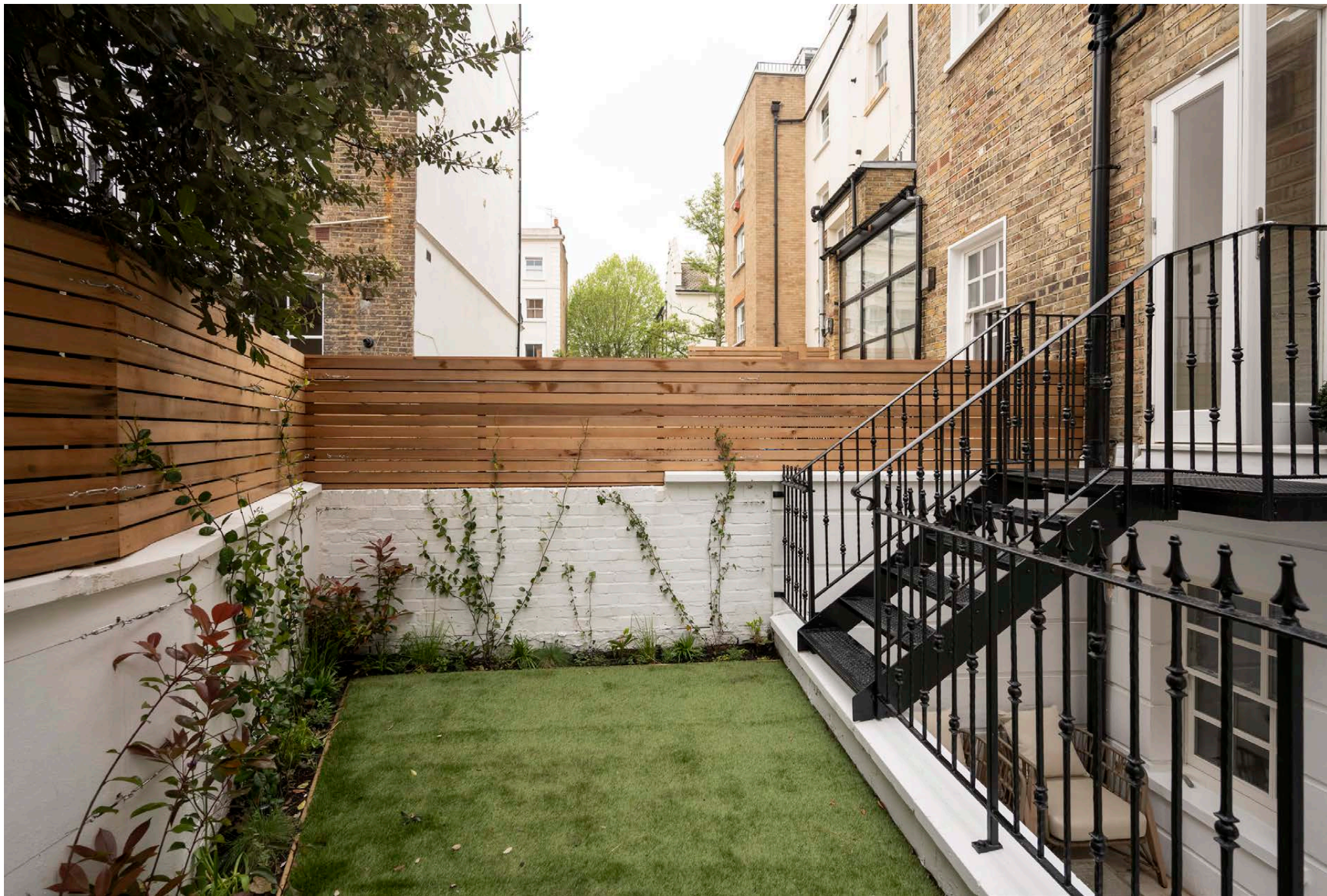














RECEPTION / DINING ROOM / KITCHEN 30'8 x 12'7 (9.3m x 3.8m)	BEDROOM 2 13'8 x 11'4 (4.1m x 3.4m)	PATIO 16'11 x 7'8 (5.1m x 2.3m)
BEDROOM 1 17'2 x 10'1 (5.2m x 3.0m)	BEDROOM 3 9'3 x 8'10 (2.8m x 2.6m)	GARDEN 18'0 x 14'3 (5.4m x 4.3m)

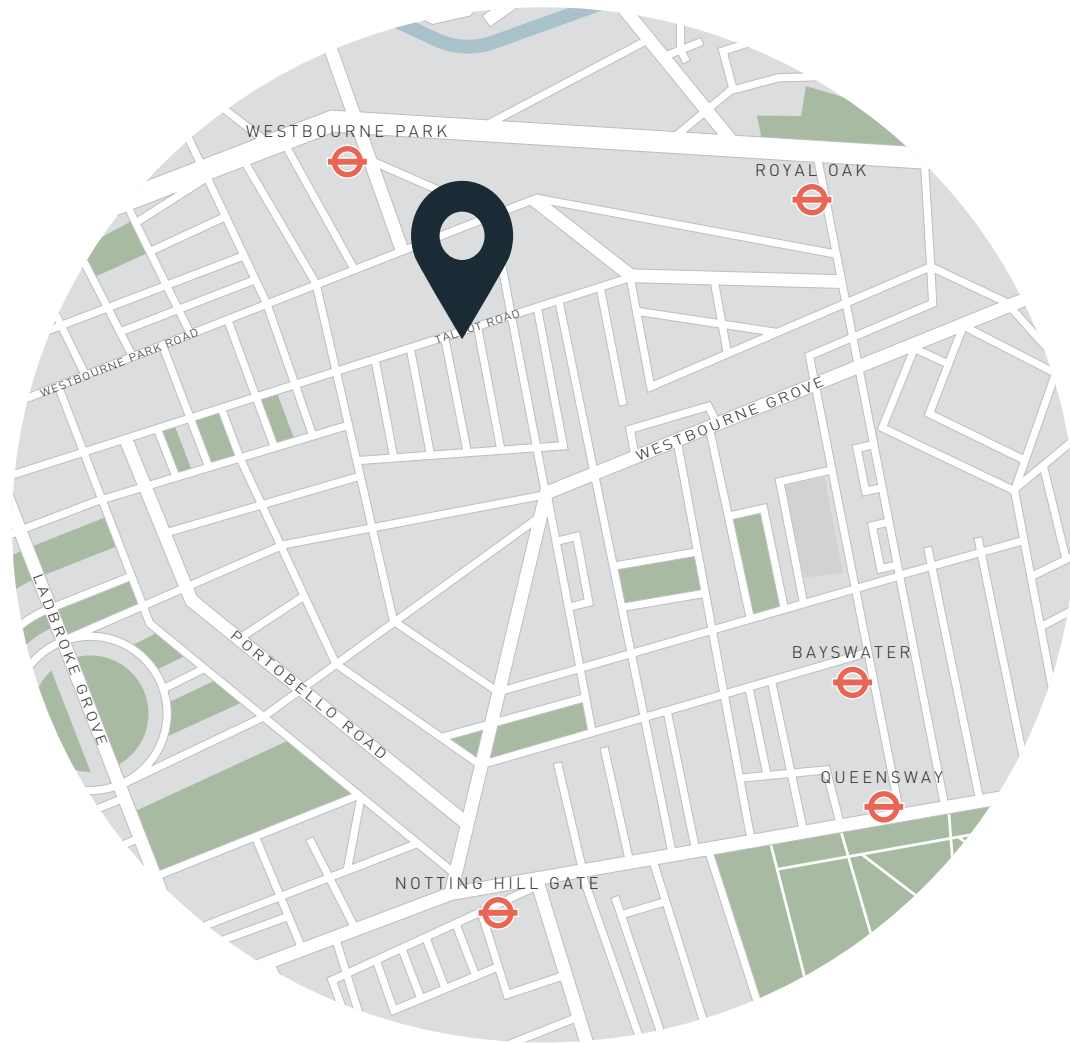
Approx. Gross Internal Area = 1,223 sq ft / 113.6 sq m

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
 Part of a rare lateral conversion across two buildings
 Open-plan kitchen, reception and dining room
 Principal bedroom suite, with access to a patio
 Two guest bedrooms
 Family bathroom
 South-facing garden
 Air conditioning and underfloor heating
 City of Westminster

Approx. 1,223 sq ft / 113.6 sq m
 EPC - B
 Tenure: Share of Freehold
 Lease Length: Circa 999 years
 Service charge: £2,500 pa



Location

Moments from Portobello Road and Westbourne Grove, Talbot Road sits right at the heart of Notting Hill. The best of the neighbourhood awaits here – from brunch at Granger & Co., lunch at Ottolenghi, and fine dining at The Ledbury. Barrecore and SoulCycle are also in walking distance. On the weekends, explore the market stalls along Portobello 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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