

# DOMUS NOVA



Talbot Road W2  
£1,000,000



In the heart of Notting Hill, this two-bedroom garden flat is defined by its contemporary finishes and calming atmosphere.

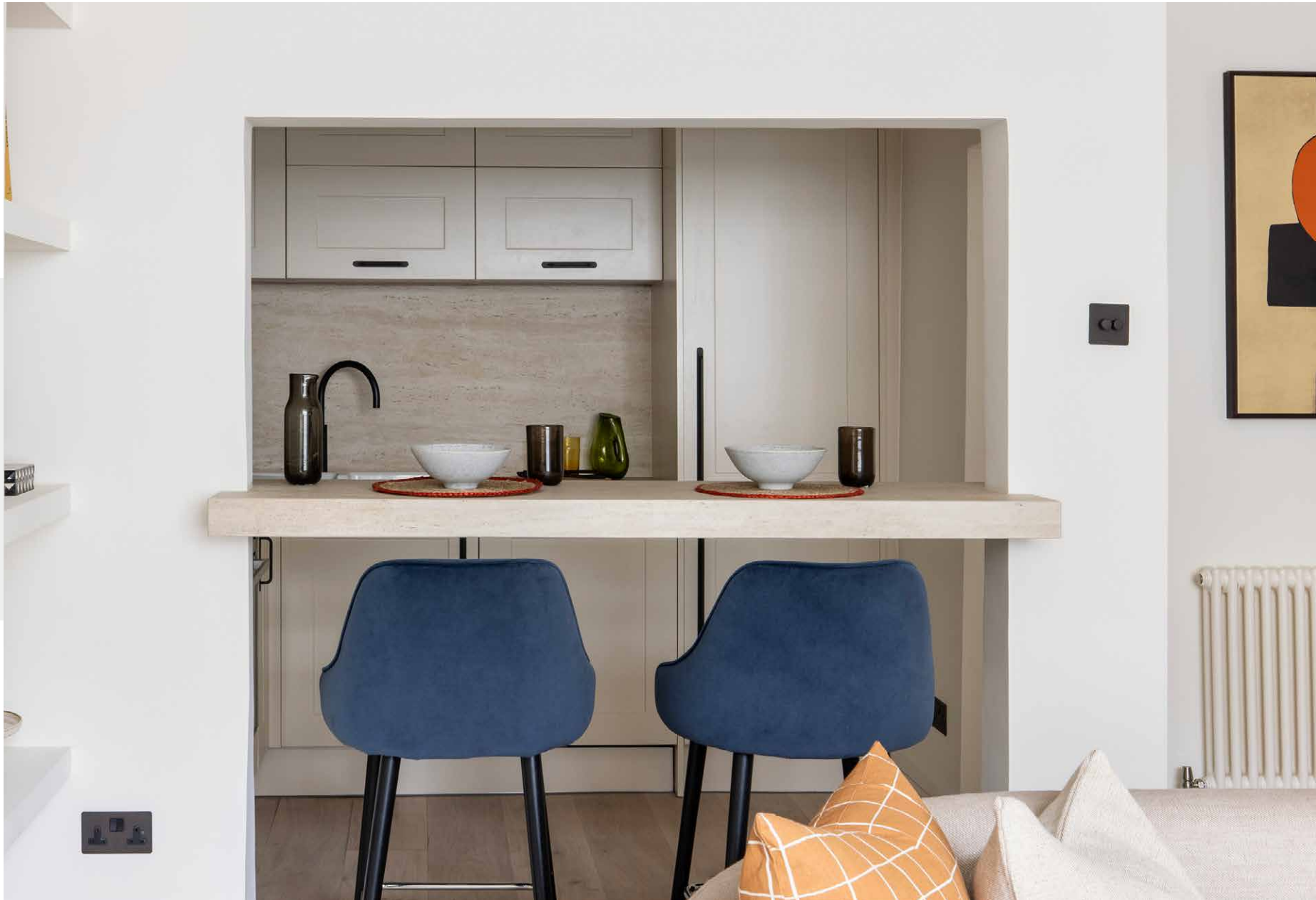
Bearing the hallmarks of its esteemed architectural heritage — stucco-fronted townhouses with decorative cast-iron railings and portico entrance ways — Talbot Road paints a typical Notting Hill scene. The property's lilac façade makes a bright first impression to this two-bedroom garden apartment, introduced through a muted-scarlet front door. Note the miniature stained glass window here, a precursor to the uplifting design within.

Enter an open-plan reception room and kitchen, minimalist in style with pale walls and stained oak floors. Neatly-formed archways work to delineate spaces: the hallway is set back from the living area, while the kitchen is imagined as a separate cube with a convivial breakfast bar at its centre. Brand new appliances and sleek finishes keep things streamlined, including a Quooker tap and Italian Atlas Plan worktops. This room is an easygoing setting for entertaining, featuring a sound system in the ceiling.















Two bedrooms are calming in style and atmosphere, filled with light through sash windows. One of the rooms features full-height wardrobes, offering versatility to be used as a dedicated dressing room. The other enjoys direct access to the private garden. With a decked patio and walls layered with climbing greenery, it's a peaceful spot to make the most of London's sunny months. Completing the home is a modern bathroom, with a Crittall-framed waterfall shower and array of pebble-toned tiling.









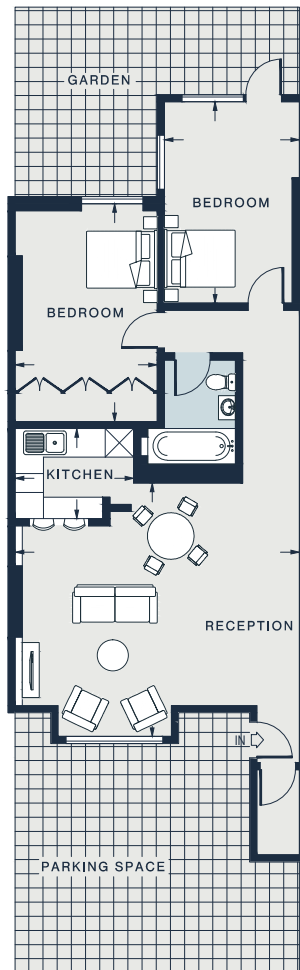












## Property Details

- Open-plan kitchen and reception room
- Principal bedroom
- Guest bedroom
- One bathroom
- Private garden
- Off street parking
- Royal Borough of Kensington & Chelsea

Approx. 798 sq ft / 74.1 sq m.  
 EPC - D  
 Council tax - D  
 Share of freehold - circa 973 years

RECEPTION  
 19'6 x 17'5 (5.9m x 5.3m)

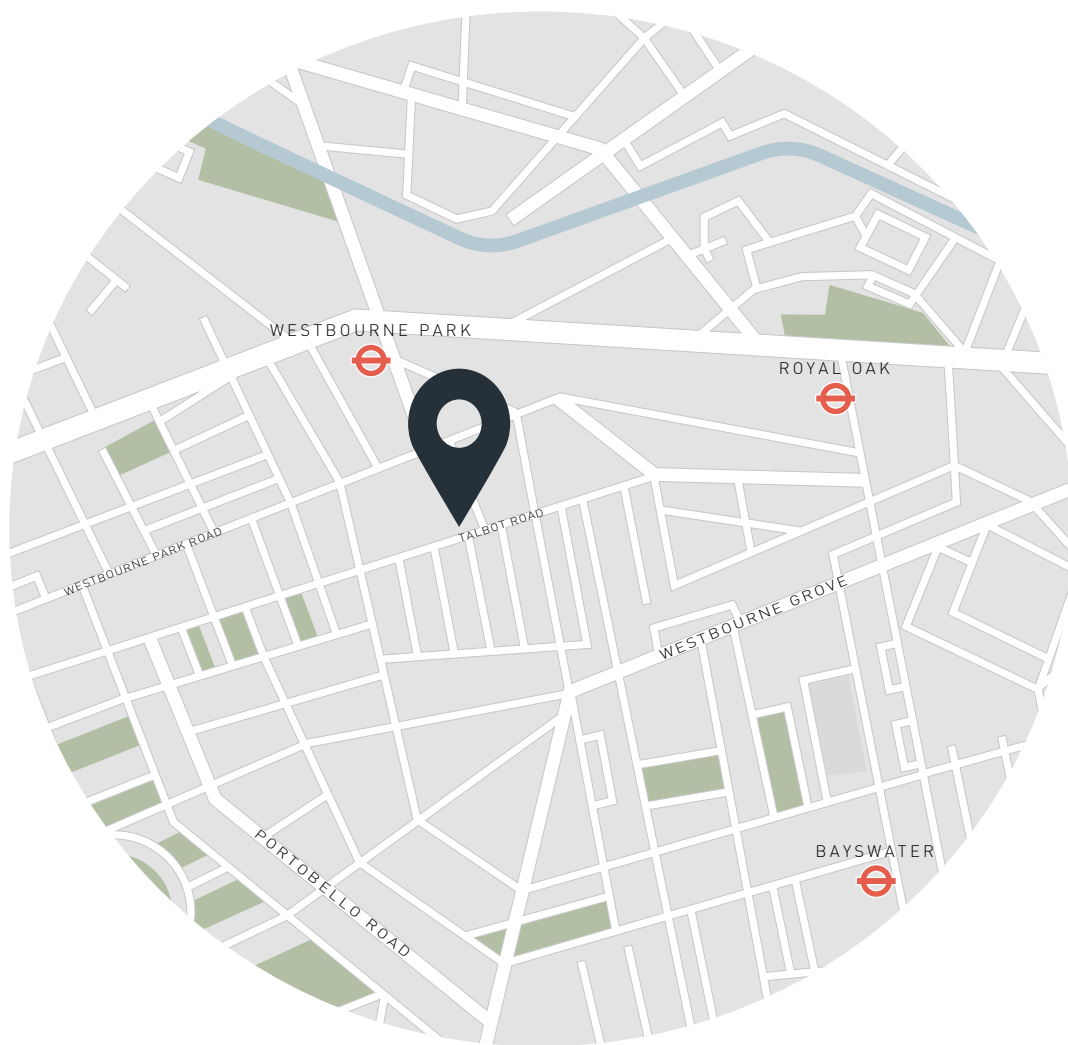
BEDROOM  
 15'1 x 9'11 (4.6m x 3.0m)

KITCHEN  
 8'2 x 6'3 (2.5m x 1.9m)

BEDROOM  
 14'0 x 9'5 (4.3m x 2.9m)

Approx. Gross Internal Area = 798 sq ft / 74.1 sq m





## Location

A quiet residential street just minutes from the thrum of Portobello Road and Westbourne Grove, Talbot Road is poised to enjoy the best of its neighbourhood. Brunch is best at Sunday in Brooklyn or Beam, or head to SoulCycle or Barrecore for a refreshing workout. Stock up on local produce from Daylesford Organic Farm Shop, before a stroll around Hyde Park. Local favourite eatery The Ledbury is just around the corner; venture over for fine evening dining with friends and family.

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

Bayswater - 15 mins (District)

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020 7221 7817  
sales@domusnova.com  
domusnova.com

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