

DOMUS NOVA



Talbot Road, W2
£925,000





Arranged across the lower-ground floor of an impressive end-of-terrace home on a tree-lined street just a short walk from Portobello Market, a heritage apartment that wears its characterful finishes well.

A set of stairs lead down from street level to a private front door, granting access to the home's entryway, adorned with Cole & Son wallpaper. Parquet flooring flows into the heart of the home – the living area – its plaster-toned walls illuminated by a large bay window. Integrated banquette seating provides the perfect hosting space, while French doors open onto the internal courtyard, bringing the outside in. The kitchen sits just off the reception room where wooden worktops, integrated appliances and cabinetry painted in Farrow & Ball's Down Pipe create a sophisticated culinary scene.



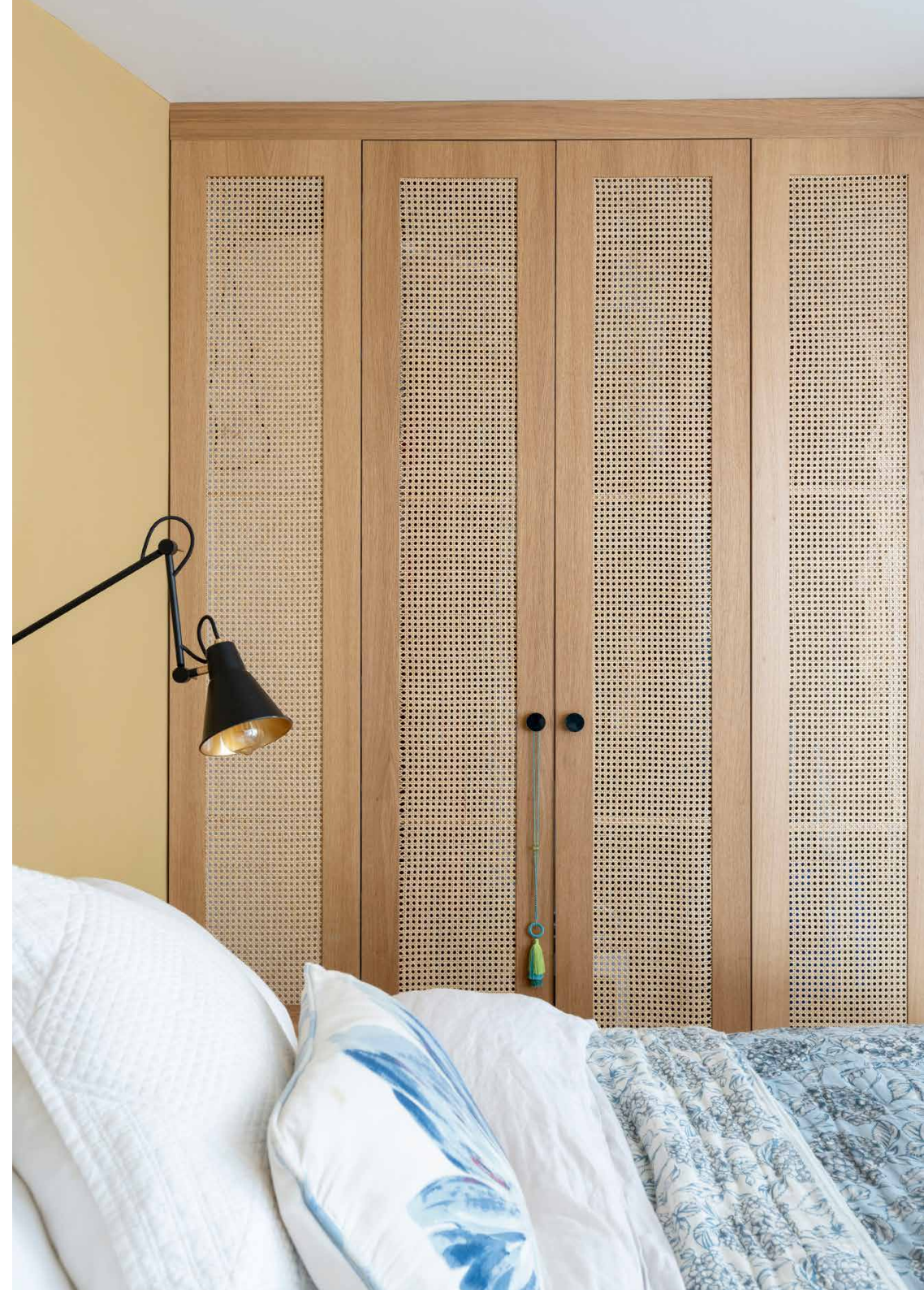


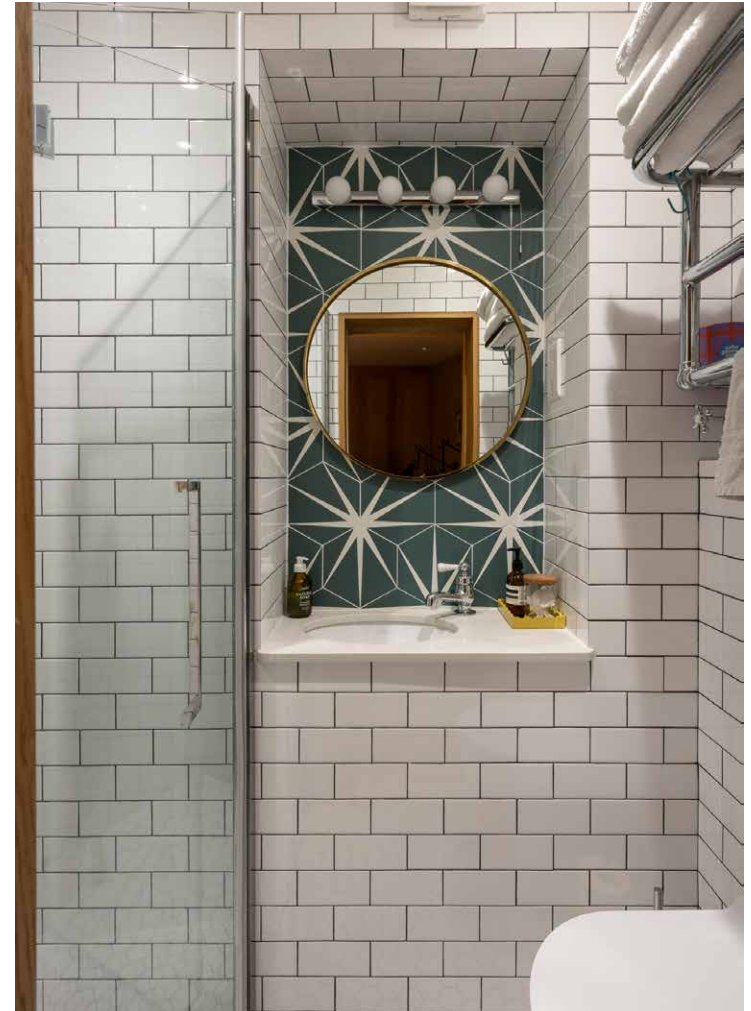




The bedrooms occupy the other half of the home. Down its own set of stairs, the principal suite enjoys a full wall of custom-built rattan-fronted wardrobes and Farrow & Ball India Yellow drenched walls. Otto tiles encompass the shower in the en suite bathroom where a fitted basin takes centre stage. The guest bedroom is awash with blue hues, and lit by a sash window overlooking a small internal courtyard. A family bathroom serves this space – a cast iron bath, classical taps and a rainfall showerhead make it a sanctuary of calm, aided by Bert & May encaustic tiles and a heated towel rail.

Outside, a small front garden is an urban oasis, surrounded by leafy shrubs and climbing plants. The apartment also enjoys access to a communal courtyard.







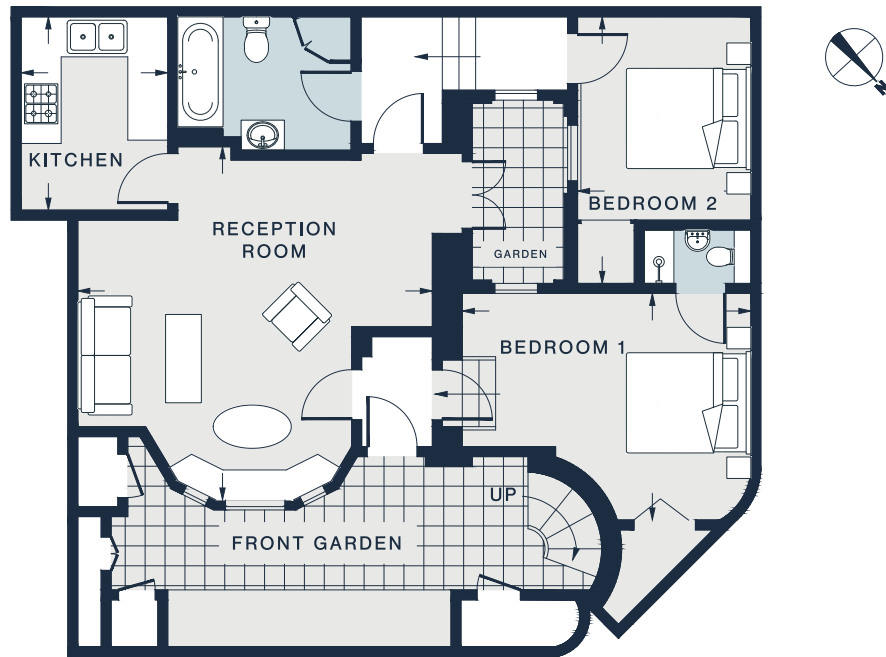


“ The guest bedroom is awash with blue hues, with plenty of storage and lit by a sash window overlooking a small internal courtyard.

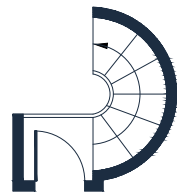




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LOWER GROUND FLOOR



GROUND FLOOR

RECEPTION ROOM
17'5 x 17'5 (5.3m x 5.3m)

KITCHEN
9'6 x 7'2 (2.9m x 2.2m)

BEDROOM 1
14'2 x 11'3 (4.3m x 3.4m)

BEDROOM 2
13'1 x 8'6 (4.0m x 2.6m)

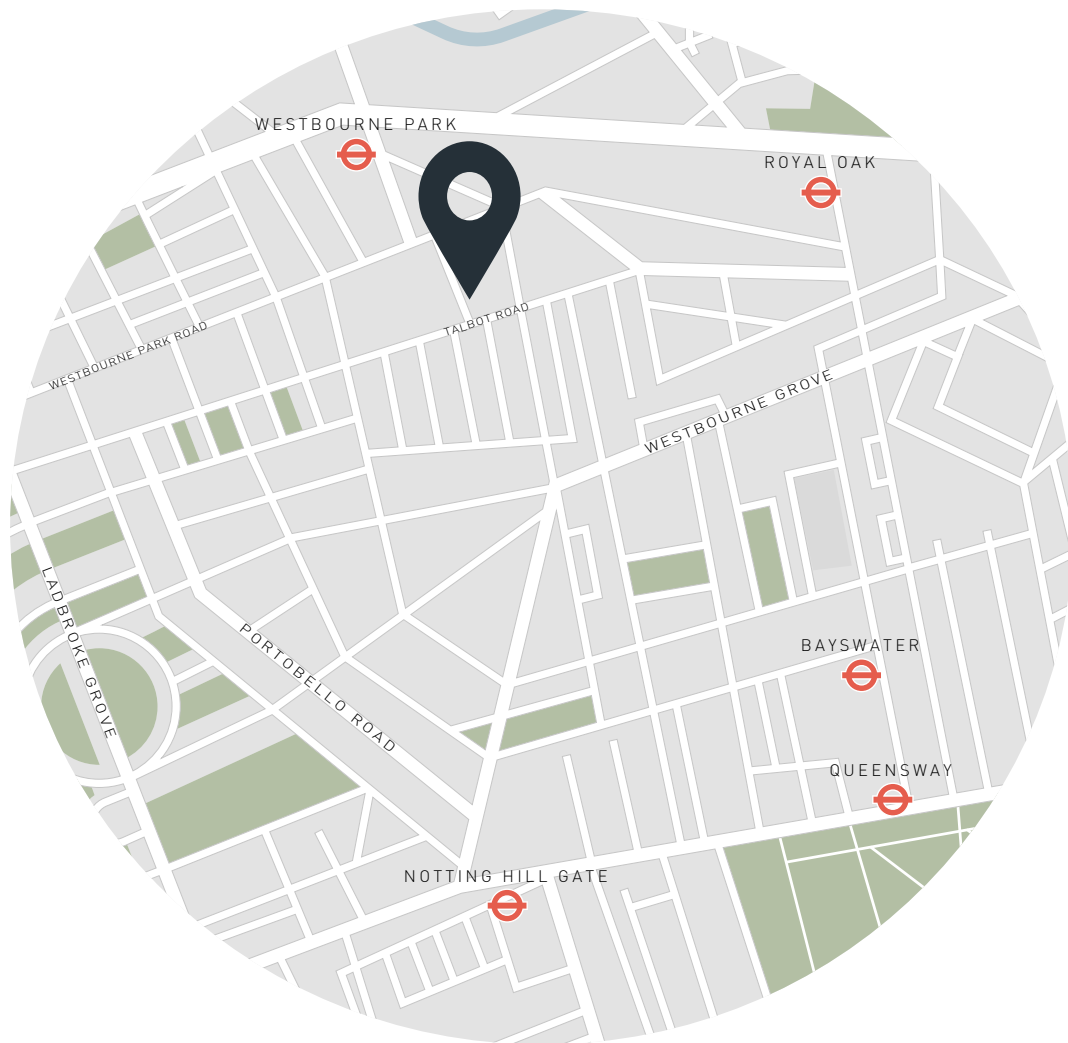
Approx. Gross Internal Area = 723 sq ft / 67.2 sq m

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

Open-plan reception and dining room
Separate kitchen
Principal bedroom suite
Guest bedroom suite
Family bathroom
Private courtyard and garden
Access to a communal courtyard
City of Westminster

Approx. 723 sq ft / 67.2 sq m
EPC=C
Tenure: Share of Freehold
Council Tax Band: D
Ground Rent: £225
Annual Service Charge: £3,706



Location

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

Royal Oak – 5 mins (Circle, Hammersmith & City)

Bayswater – 8 mins (Circle, District)

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