

DOMUS NOVA



Talbot Road W2 – £4,000 p/w (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Talbot Road bears all the hallmarks of its esteemed Notting Hill postcode; stucco-fronted heritage townhouses with decorative cast-iron railings line the leafy street. Behind its handsome period façade, this three-bedroom duplex apartment takes design cues from its peaceful neighbourhood.

Optimising its third-floor positioning, an open-plan kitchen and reception room is bathed in sunlight through a multitude of Velux windows and concertina glass doors. Blonde wood floors and light walls are accented with monochromatic furnishings and abstract art across the sofa and dining areas, rendering a thoroughly tranquil living space. There's streamlined flow around the kitchen island, complete with breakfast stools. Its smooth whitewashed worktops and sleek integrated appliances balance form with function.

Nestled beneath a vaulted ceiling, the reading nook nods to mid-century modern furniture design with an Eames chair and wooden sideboard. From this floor, head out to the west-facing roof terrace with far-reaching views across the neighbouring rooftops.





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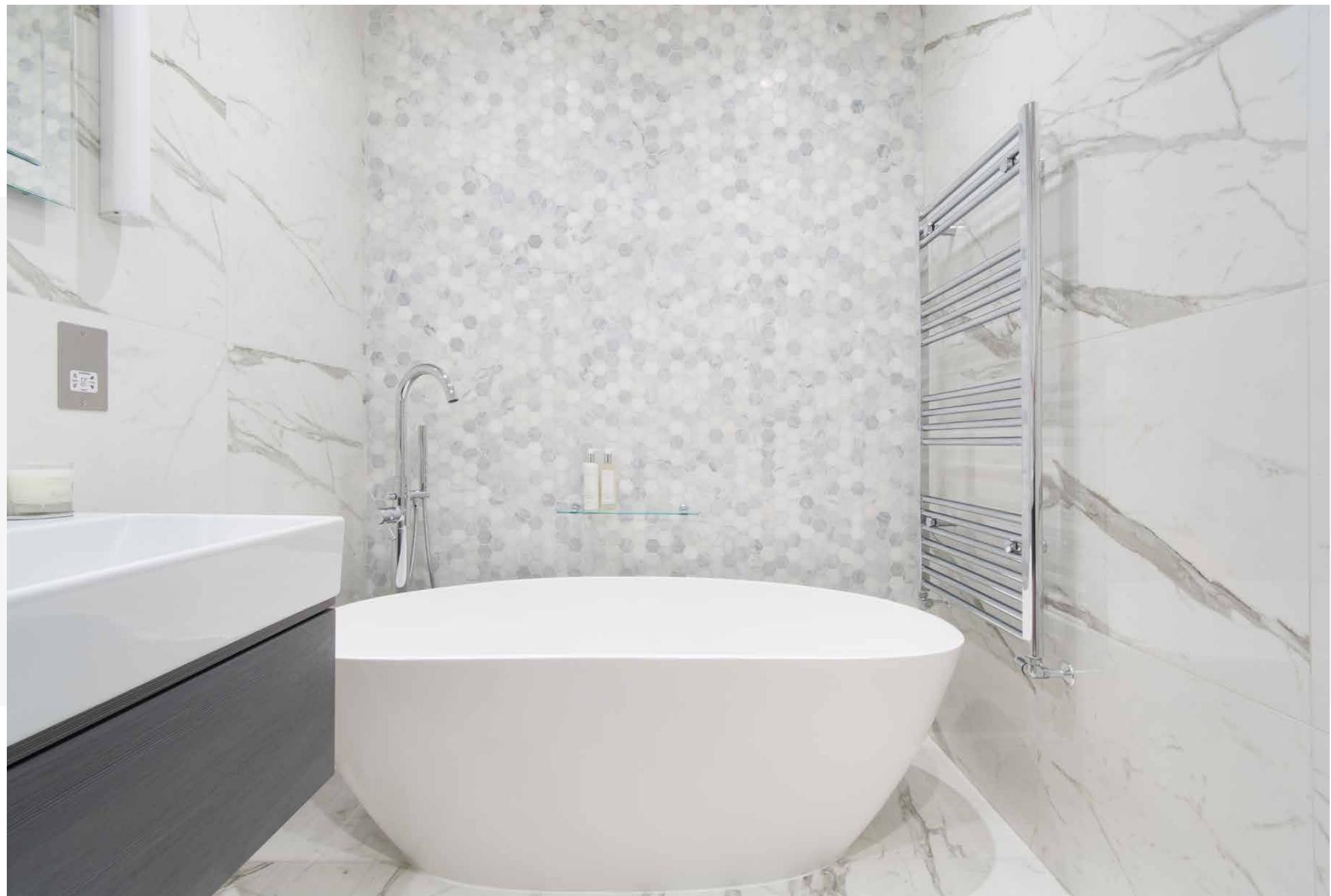




Downstairs, three bedrooms are all natural light and hushed tones. Minimalism is the order of the day in the principal bedroom suite, maintained by the spacious walk-in dressing room. Its en suite bathroom is a masterpiece of Carrara marble, with a sculptural freestanding bath backdropped by a wall of mosaic tiling. Two additional bedrooms are served by an en suite and family bathroom respectively.

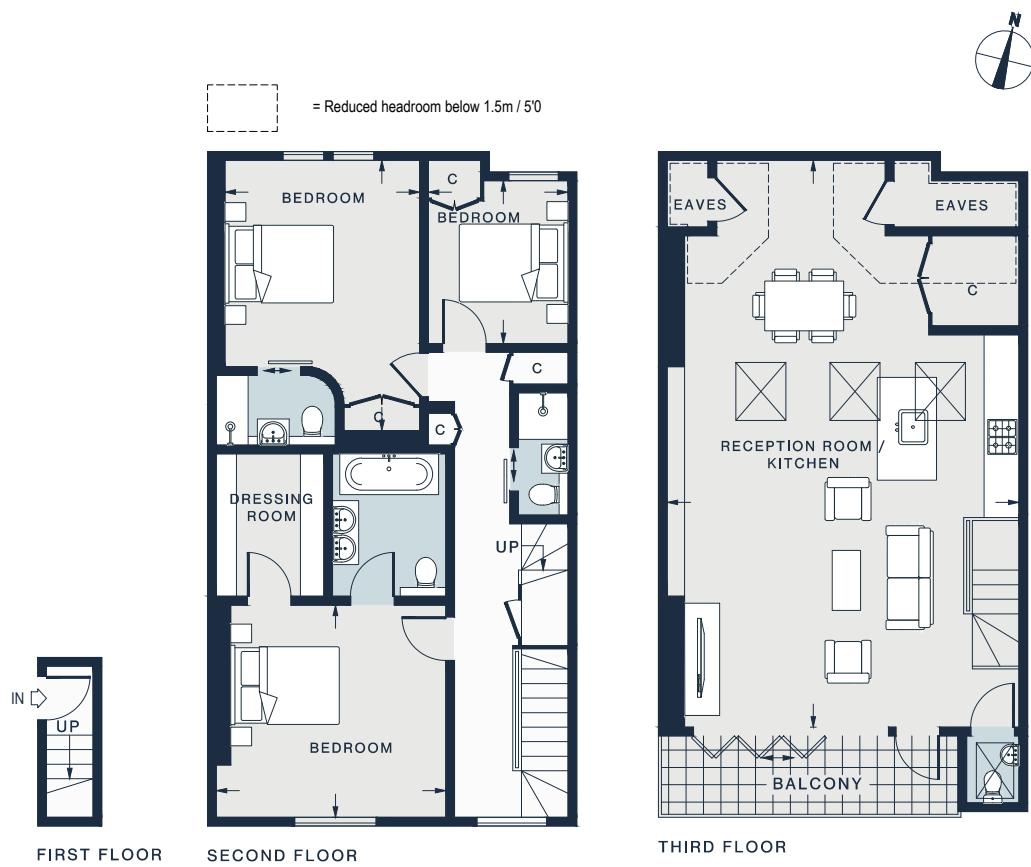












BEDROOM
15'4 x 11'0 (4.7m x 3.3m)

BEDROOM
13'0 x 12'0 (4.0m x 3.7m)

BEDROOM
9'3 x 7'11 (2.8m x 2.4m)

RECEPTION ROOM / KITCHEN
31'8 x 19'10 (9.6m x 6.0m)

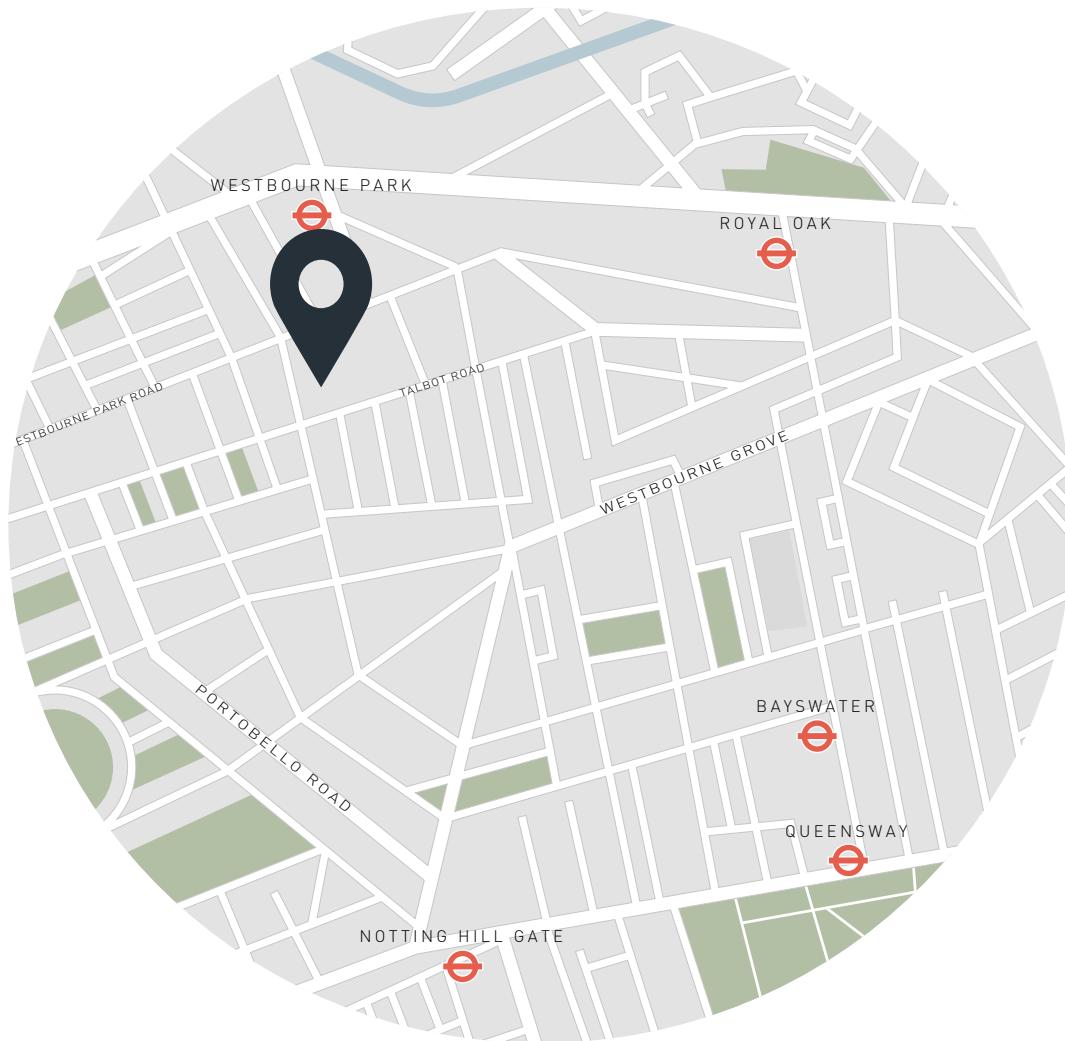
Approx. Gross Internal Area = 1392 sq ft / 129.3 sq m
(Including Reduced Headroom)

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.

Property Details

3 Bedrooms, 2 Bathrooms
Open-plan kitchen and reception room
Master bedroom suite with dressing room
Guest bedroom suite
One further bedroom
Additional shower room
Private balcony
Eaves storage
Royal Borough of Kensington & Chelsea

Approx. 1,392 Sq.Ft / 129.3 Sq.m
EPC = B
Council Tax Band: F
Deposit payable: £16,000



Location

A peaceful street with the thrum of Portobello Road and Westbourne Grove on your doorstep, Talbot Road is set for quintessential Notting Hill living. Sunday in Brooklyn or Beam are local brunch favourites. Pick up fresh fruit and vegetables from Ben's and Daylesford Organic Farm Shop, before refreshing your wardrobe at Sézane, Reformation or Sandro. Coveted pubs such as The Pelican and The Oak are a stone's throw away for evening drinks with friends and family.

Westbourne Park - 8 mins

Notting Hill Gate - 12 mins

Who _____ we are



Forward-thinkers in property, design and culture, we're an estate agency that hits refresh.



Domus Nova was born out of a desire to do things differently; to break the traditional agency model and focus on design-led homes in London and Ibiza, all while delivering the highest levels of personal service.

Our story starts in the nineties when we founded Notting Hill's first boutique agency – and we continue to open the doors to the most remarkable spaces, revealing them to our like-minded community.

We want to help you live better – and believe considered design can do that. That's why we remain committed to building on our legacy, in collaboration with BARNES International, an established agency with a market-leading presence in 22 countries.

Uniting our local insight and curated portfolio with BARNES International's expansive reach, we can facilitate the best opportunities in not only London and Ibiza, but also across Europe, the US and further afield – whether that's a château in the South of France, a penthouse in New York, or a chalet in the Swiss Alps.

DOMUS NOVA

Specialising in London
and Ibiza's design-led homes

Let's talk
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The property particulars are a guide not statements. Descriptions, photographs, and plans are for guidance and should be checked by the prospective tenant. The Property is offered "subject to contract and references". No warranties, representations, or Tenancy is given by Domus Nova. Expenses incurred by a prospective tenant will not be reimbursed if the Landlord withdraws prior to the Tenancy Agreement being signed, dated and exchanged and cleared funds received. Furniture and other items shown in a property at viewing may belong to a current tenant. The prospective tenant should verify in writing which fixtures and fittings forms part of the Tenancy. Our full lettings disclaimer together with trading names and our [Privacy Policy](#) is shown on our website

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