







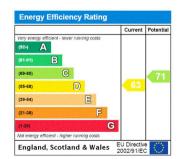
# A split level one bedroom apartment with a balcony

#### **FULL DETAILS**

Introducing a charming and bright apartment located on the third floor of this attractive period building with a lift. This well-presented property has wooden floors and boasts a spacious double bedroom, a comfortable reception room, and a modern bathroom. The apartment exudes a peaceful ambiance, making it an ideal retreat from the bustling city. Enjoy the convenience of a private balcony and access to residents' parking. Situated on Talbot Road, residents will benefit from easy access to local amenities, including shops, restaurants, and transport links including Notting Hill and Westbourne Park tube stations. Paddington station with the Heathrow Express and Elizabeth line is also close by.

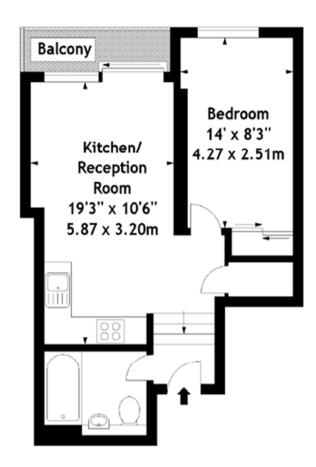
#### PROPERTY FEAUTURES

- Recently Redecorated
- Period Conversion
- Third floor with lift
- Balcony
- Full of Natural Light
- Wooden Floors
- 428 sq ft / 39.8 m2



## Talbot Road, W2 Approx. Gross Internal Area 428 Sq Ft - 39.76 Sq M





### Third Floor

Every attempt is made to ensure accuracy, however measurements are Approximate and for Illustrative purposes only. Not to Scale © Datography UK Ltd 2006 Photographs \* Floorplans \* Virtual Tours Tel: 0207 386 3735 www.datography.com

\*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT. Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.