

Talbot Road
Notting Hill, W2

£450,000

 1  1  Flat/Apartment

HOMESITE

Bright split level apartment with a private balcony

FULL DETAILS

Bright and spacious split level one bedroom apartment with a private balcony. Located in this popular purpose built building on Talbot Road with fantastic views over West London. The apartment has large south facing reception with direct access onto the balcony, large double bedroom, separate well equipped kitchen, family bathroom and a large storage cupboard. Offered in very good condition throughout and superbly located for both Notting Hill & Bayswater.

PROPERTY FEATURES

- Split level
- South facing
- Private balcony
- Large double bedroom
- Good storage
- approx. 590 sq ft / 54.81 m²
- Council tax Band C - Westminster City

PROPERTY INFO

TENURE
Leasehold

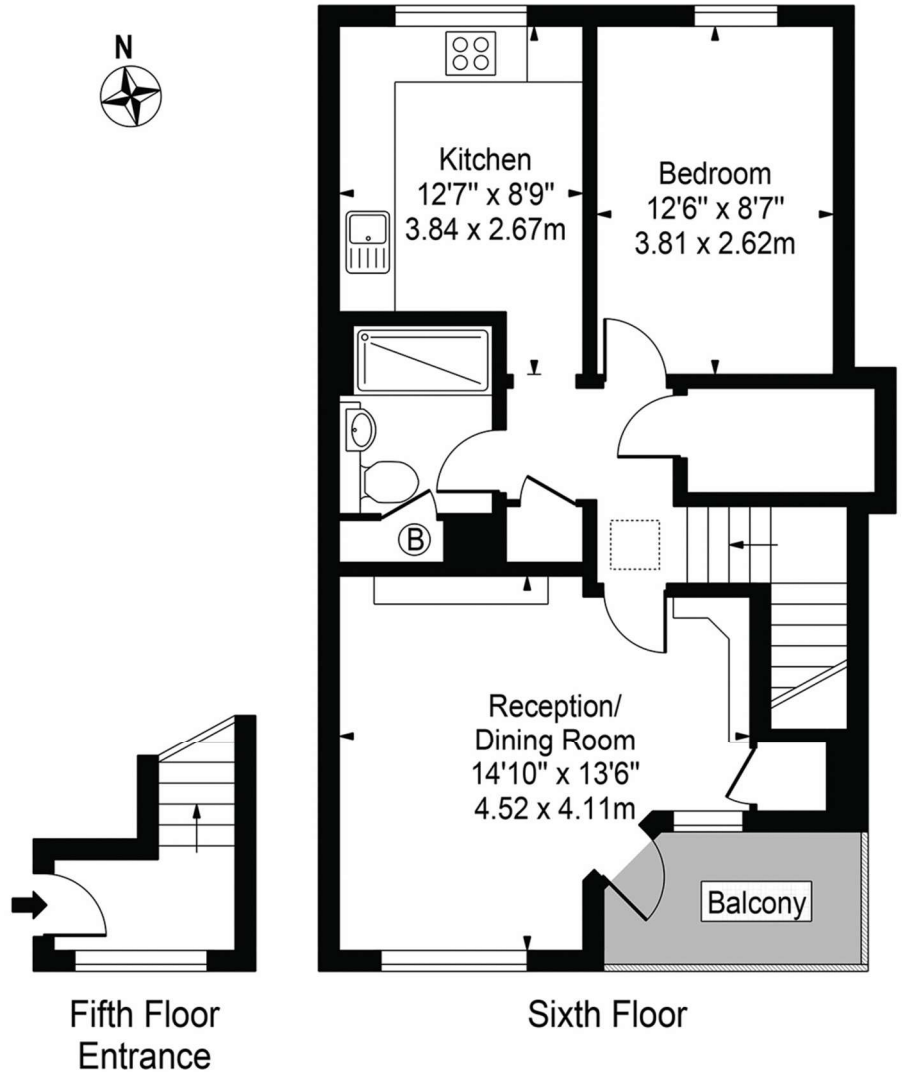
SERVICE CHARGE
approx. £1545.45 pa

GROUND RENT
£10 pa

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Anglebury

Approx. Gross Internal Area 590 Sq Ft - 54.81 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

*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.