



Talbot Road
Notting Hill, W2

£600 per week

 1  1  Flat/Apartment

HOMESITE

Stylish apartment with great views & natural light

FULL DETAILS

A wonderfully bright top floor one bedroom apartment in this period conversion in Notting Hill with wooden floors. Comprising of a reception room, separate kitchen, double bedroom with built in storage and family bathroom. Located just off Ledbury Road, a short walk from Westbourne Grove and Portobello Road giving access to a huge variety of shops, cafes and eateries. Westbourne Park and Notting Hill Gate tube stations are also easily accessible.

PROPERTY FEATURES

- Top Floor Apartment
- Bright & Spacious
- Double Bedroom
- Lots of Storage
- Reception Room
- Separate Kitchen
- Modern Finish
- 526 sq ft / 48.9 m²

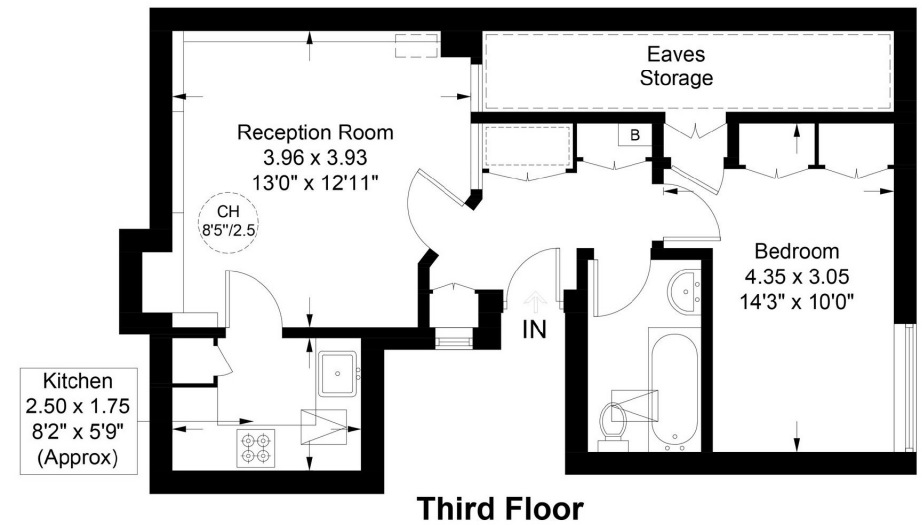
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Approximate Gross Internal Area = 452 sq ft / 42 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 74 sq ft / 6.9 sq m
Total = 526 sq ft / 48.9 sq m

= Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID725746)

*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.