

Talbot Road  
Notting Hill, W2

£600 per week

🛏️ 1 🚿 1 🏠 Flat/Apartment

**HOMESITE**

# Charming & bright one bedroom flat in the period conversion

## FULL DETAILS

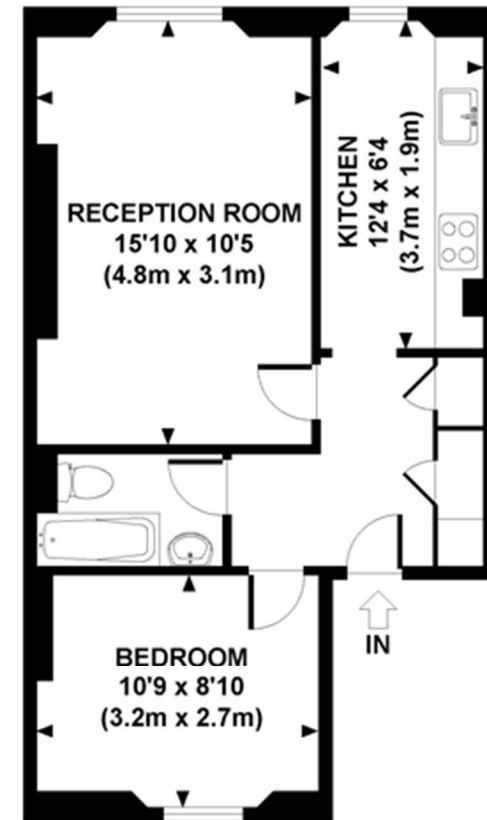
A charming and bright one bedroom flat on the second floor in this pretty period building conveniently located minutes from all the popular shopping and restaurant facilities of Westbourne Grove and Portobello Road. Offered in excellent condition with good ceiling heights plenty of storage, separate kitchen and plenty of natural light. The property is a short walk from Royal Oak tube Station (Hammersmith & City Line, Circle Line), and easy access to Paddington station (Elizabeth line, Heathrow Express & underground).

## PROPERTY FEATURES

- Period Conversion
- One bedroom
- Wooden Floors
- High Ceilings
- Separate Modern Kitchen
- Excellent Storage
- Approx. 436 sq. ft. / 41 m2
- Quiet location
- Short walk to Royal station (Circle Line and Hammersmith & City Line train)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approx. gross internal area  
436 Sq.Ft. / 41 Sq.M.



SECOND FLOOR

\*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.