



CLOSE X



## RUSSELL SIMPSON

Stylish one-bedroom flat with  
contemporary interiors moments  
away from Portobello Road

TALBOT ROAD  
NOTTING HILL W11

Talbot Road

Sold

|                                        |                                                        |                                     |                                                           |
|----------------------------------------|--------------------------------------------------------|-------------------------------------|-----------------------------------------------------------|
| <div>BEDROOMS</div> <div>1</div>       | <div>INTERNAL</div> <div>569<sub>SQ FT</sub></div>     | <div>OUTDOOR</div> <div>—</div>     | <div>COUNCIL</div> <div>RBKC</div>                        |
| <div>BATHROOMS</div> <div>1</div>      |                                                        | <div>EPC</div> <div>C</div>         | <div>COUNCIL TAX</div> <div>D</div>                       |
| <div>TENURE</div> <div>Leasehold</div> | <div>LEASE LENGTH</div> <div>112<sub>YEARS</sub></div> | <div>GROUND RENT</div> <div>—</div> | <div>SERVICE CHARGE</div> <div>£2,500<sub>P/Y</sub></div> |



## The Property



CLOSE X

Creative flat with a bright reception room on a popular street in the heart of Notting Hill

Stepping into the flat on the first floor, the front hall opens onto a generous reception room. This includes high ceilings and full-length south-facing sash windows, as well as views towards Colville Square. There is also a kitchen with modern units and stone worksurfaces.



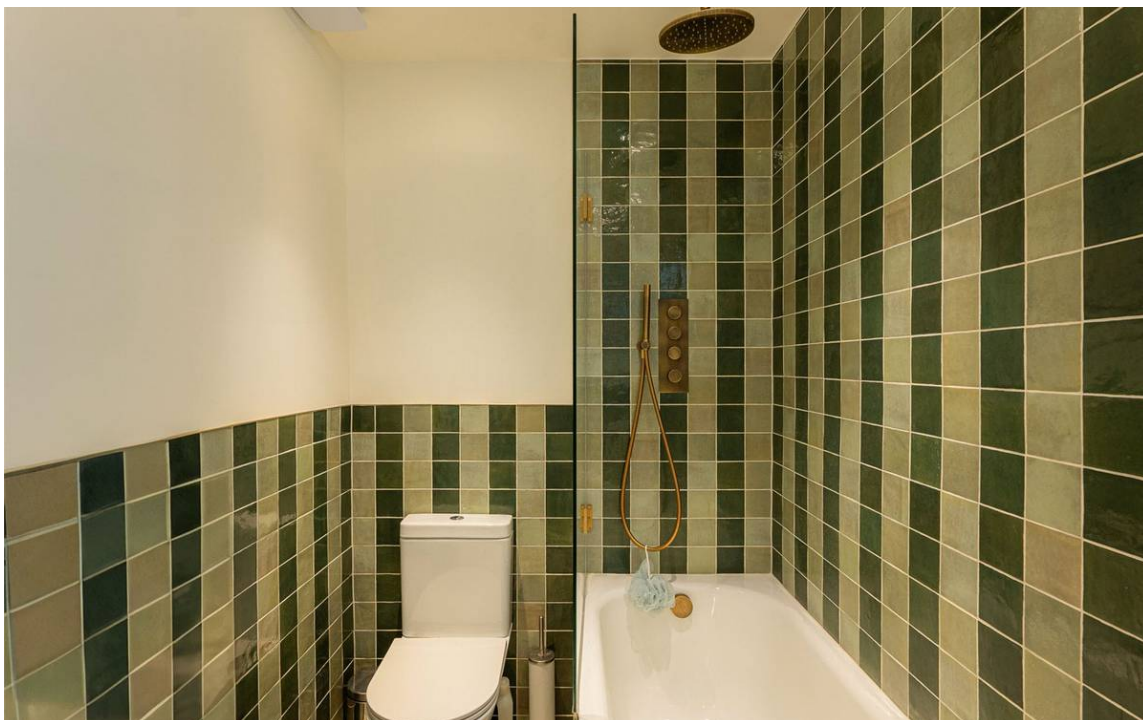
## Indoor Spaces



CLOSE X

The flat has been decorated in a colourful contemporary style by an interior designer. It is presented in excellent condition.

Next door is a bathroom with a bath and beautiful tiling. Finally, there is a bedroom with inbuilt storage space.



# The Neighbourhood



CLOSE X

Talbot Road is a popular address in the heart of Notting Hill. It connects the Portobello Road with the public garden square and play area of Colville Square. From here, the neighbourhood's celebrated shops, restaurants and bars are all close. In addition, Ladbroke Grove and Notting Hill Gate underground stations are both within walking distance.



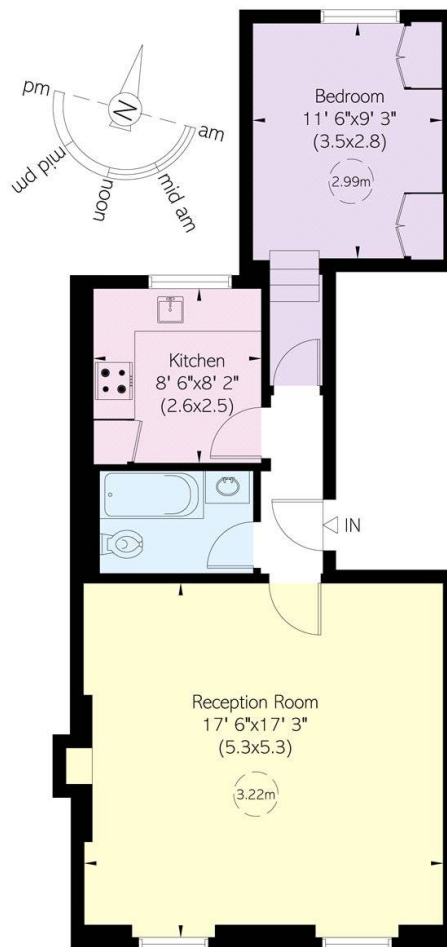
CLOSE X

Talbot Road, W11

**RUSSELL  
SIMPSON**

**Approximate Internal Area**  
569 sq ft / 53 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. While 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.



First Floor

**RUSSELL  
SIMPSON**



CLOSE X

---

## Contact Us

+44 (0) 20 3761 9691

13 Kensington Square  
London  
W8 5HD

kensington@russellsimpson.co.uk

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021