



RUSSELL SIMPSON

Unique three-bedroom family home
with exceptionally elegant interiors
to rent near Portobello Road

TALBOT ROAD
NOTTING HILL W2

Talbot Road

£6,500 _{P/W}

BEDROOMS 3	INTERNAL 2,985 _{SQ FT} 277 _{SQM}	OUTDOOR 677 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 2		EPC C	COUNCIL TAX Westminster City, H

The Property

Stylish white stucco house with south-facing garden on a popular street in the heart of Notting Hill



Double Reception Room

Stepping into the house on the raised ground floor, the front entrance hall opens onto a generous double reception room. With a broad bay window at the front and a French door opening onto a south-facing balcony at the rear, this is a bright and beautiful space. Furthermore, high ceilings, wooden floors, an elegant cornice and an ornate fireplace surround add to the sense of elegance. This floor also features a guest WC.



Open-Plan Kitchen

The lower ground floor is entirely occupied by a well-proportioned living space. This includes an open-plan kitchen with a central island and a traditional range, a dining area, a utility cupboard and separate street access. Furthermore, bifolding doors give access to the rear patio garden.





The Bedrooms

The first floor features a magnificent principal bedroom suite. It contains a bedroom, a dressing room with a bath, and a bathroom with dramatic shower tiling. There is also a convenient coffee station on the landing. The second-floor features two more bedrooms, sharing a bathroom.



The Design

The house has been decorated in a sophisticated style, with rich colours creating a sense of comfort and warmth. It is presented in very good condition, with wooden floors throughout.





Outdoor Spaces & The Neighbourhood

The property includes a paved south-facing rear garden with enough space for outdoor eating. It is also set back from the street with a front garden providing added privacy.

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.

Talbot Road, W11

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Approximate Internal Area

2,985 sq ft/ 277 sq m

Including boiler room

26 sq ft/ 2 sq m

Outside Area

677 sq ft/ 63 sq m

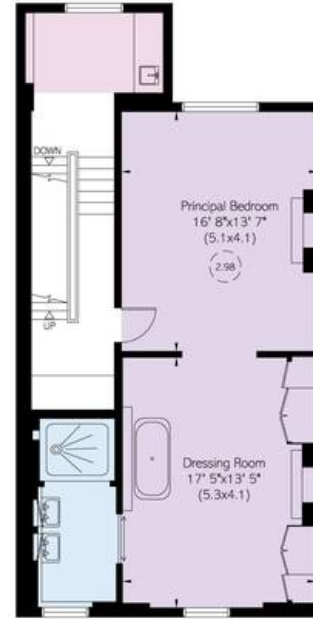
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



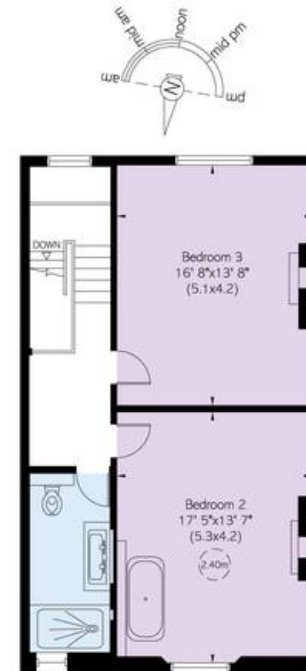
Lower Ground Floor



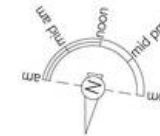
Raised Ground Floor



First Floor



Second Floor



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