



LANCASTER WEST, W11
£500,000 LEASEHOLD

A STUNNING TRIPLE ASPECT FLAT LOCATED IN THE HEART OF NOTTING HILL

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

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DESCRIPTION:

A beautifully designed flat set on the second floor of this brilliantly located building in Notting Hill, W11. Providing triple aspect living space with a fantastic open-plan living room, two double bedrooms, a family bathroom and an extra WC. The property further benefits from plenty of storage and abundance of natural light.

Talbot Grove House is a short walk from the amenities of Ladbroke Grove and Portobello Road. This property offers great access to Ladbroke Grove station.

AT A GLANCE

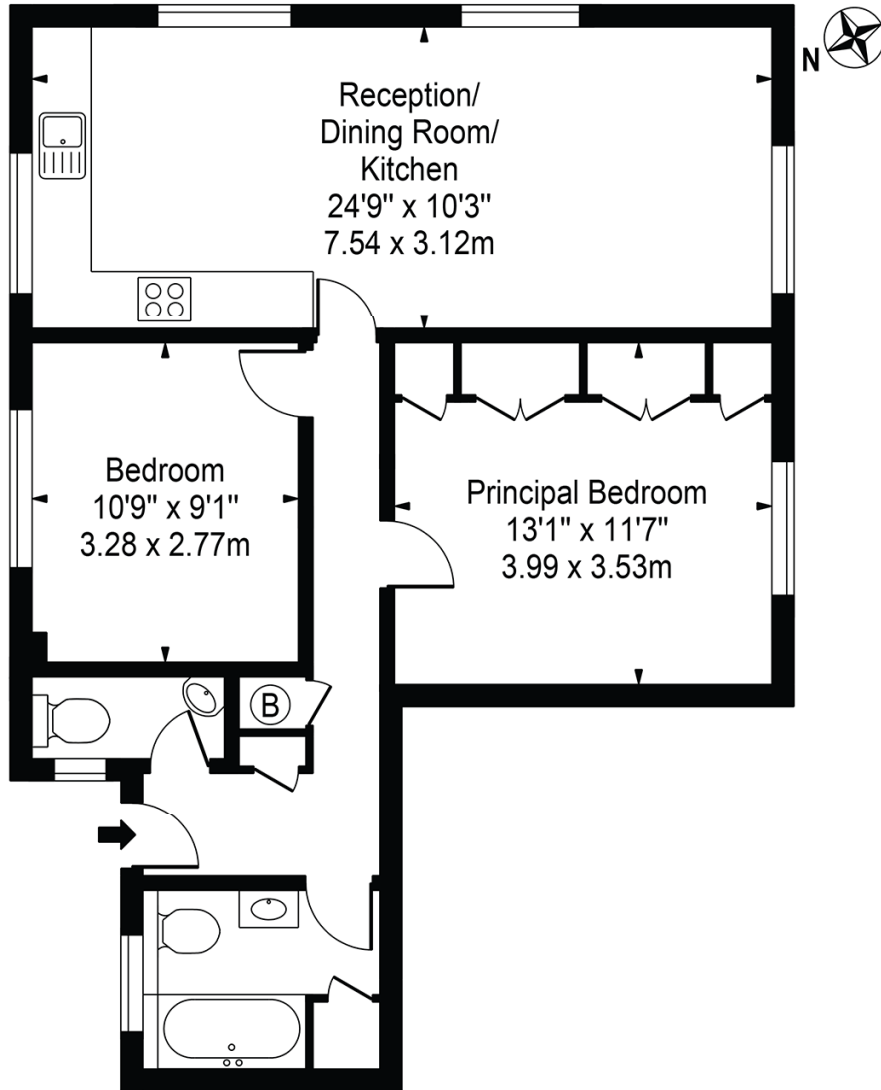
- Second Floor Flat
- Two double Bedrooms
- Wooden Floors Throughout
- Notting Hill, W11
- Fully Fitted Integrated Kitchen
- Plenty of Storage
- Sash Windows
- Close to Portobello Market
- EPC Rating C





Talbot Grove House

Approx. Gross Internal Area 668 Sq Ft - 62.06 Sq M



Second Floor

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.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	75	82
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold
Term: Expires - 29/10/2114
Service Charge: c£2200 per annum
Ground Rent: £10
Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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