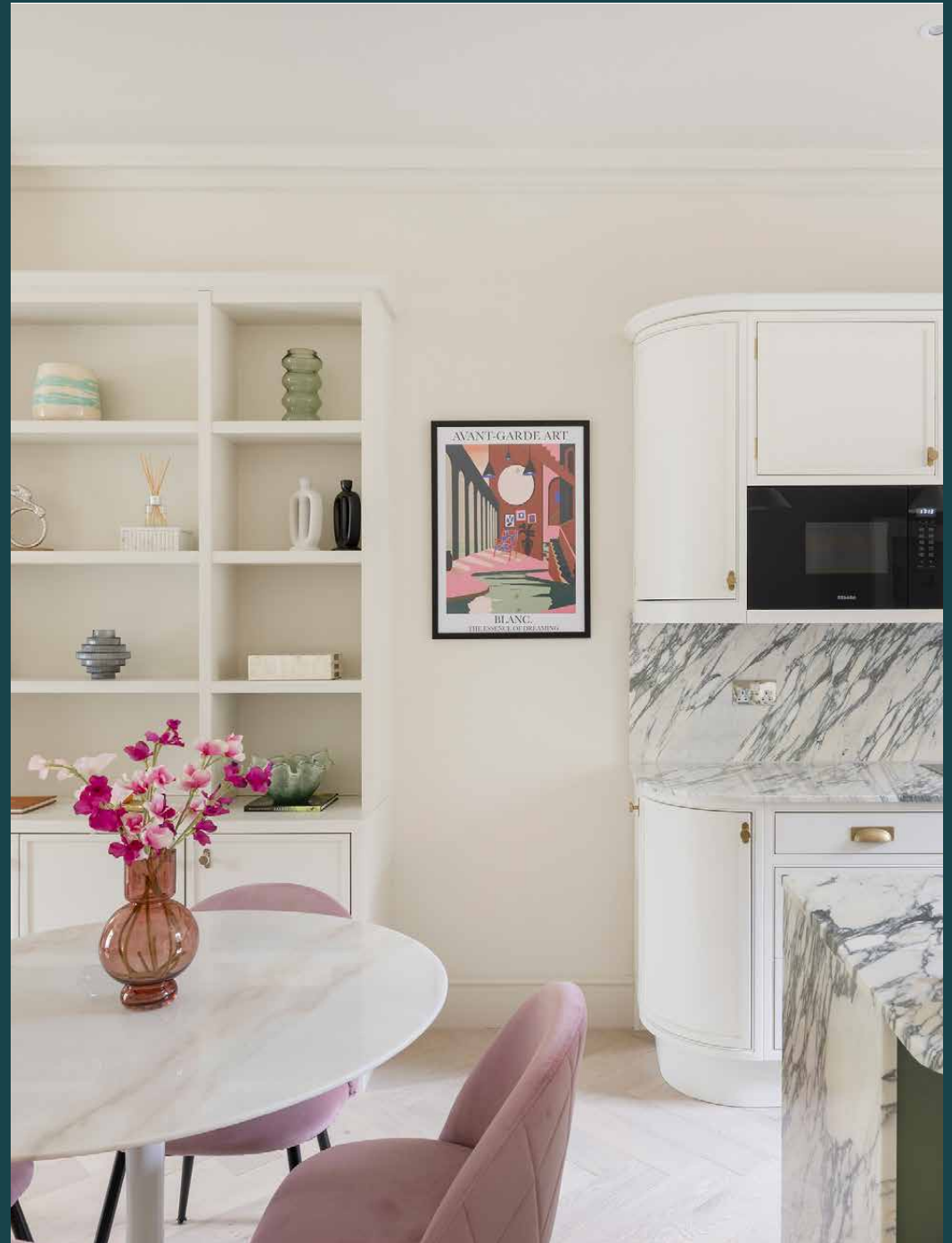


# Talbot Road

Notting Hill W2

3 Bedrooms, 2 Bathrooms  
For 6 guests





## A celebration of materiality. Awe-inspiring design elevates this three-bedroom duplex in Notting Hill.

Recently renovated to exacting standards, this Talbot Road home comes with a remarkable sense of light and space. Opulent interiors unfold across two floors, courtesy of a considered material palette and generous proportions.

Entering on the raised-ground floor, immaculate design makes an impression in the open-plan kitchen, dining and reception room. Tied together by underfloor heated Ted Todd flooring and custom-made cabinetry, each zone flows effortlessly into one another. Design details draw on contemporary influences, while high ceilings, a feature fireplace and new double-glazed timber sash windows reference the home's heritage.

A double aspect outlook imbues the space with an uplifting feel, drawing light across the room's standout feature – a captivating Italian marble kitchen. Catering is effortless with integrated Miele appliances, just take up a seat at the breakfast bar to savour culinary delights. From here, a sophisticated storage room leads outdoors. Enjoy afternoon tea on the decked terrace or descend steps to the secluded south-facing garden on the ground floor – a tranquil lawn to lie back with a book.





Step out to the decked terrace to savour morning coffees, or head down to the south-facing garden to kick back with a book. The principal bedroom comes with a private patio of its own – perfect for soaking up the sun in peace.

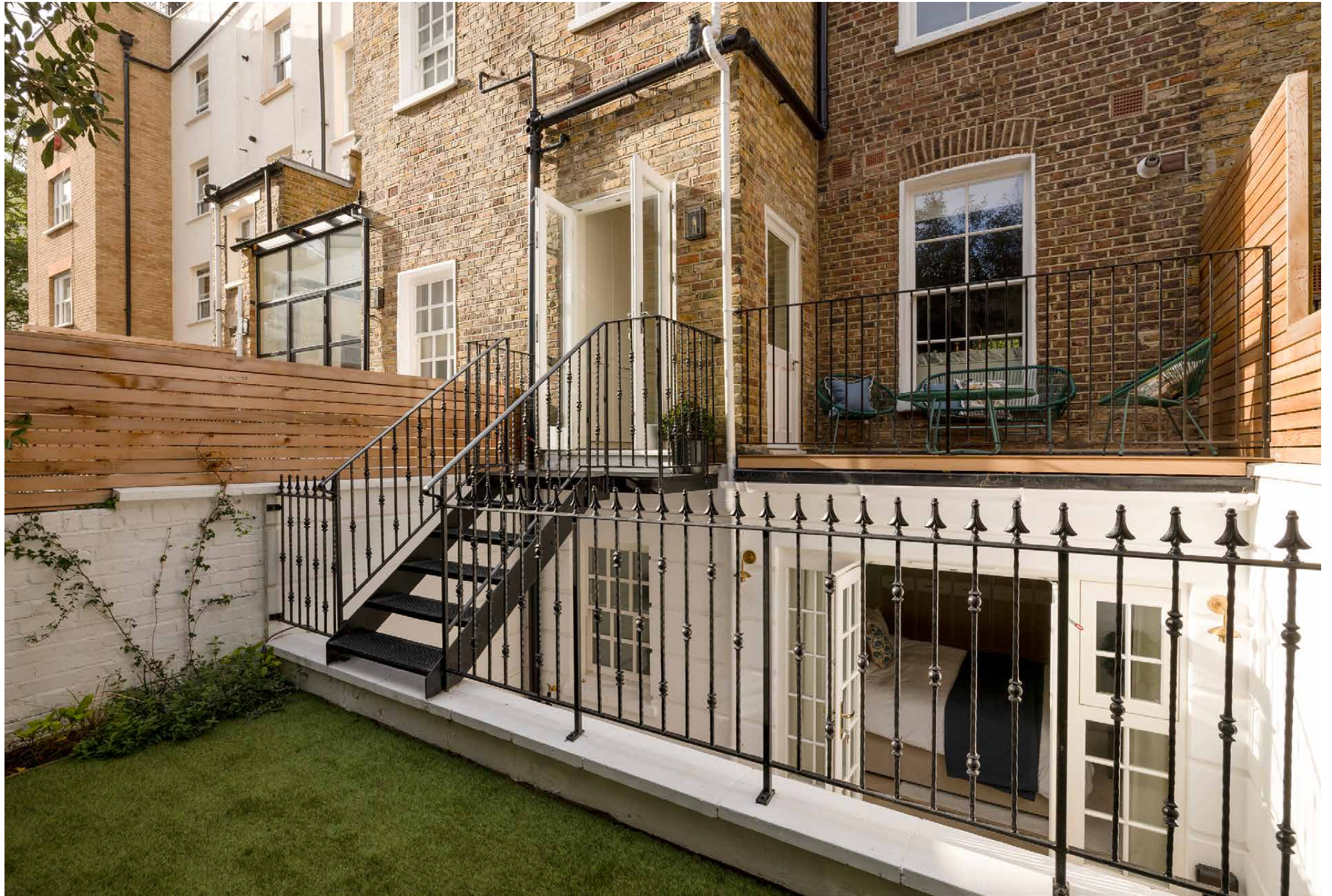


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A striking Italian marble kitchen makes for a showstopping setting to craft feasts for friends and family.





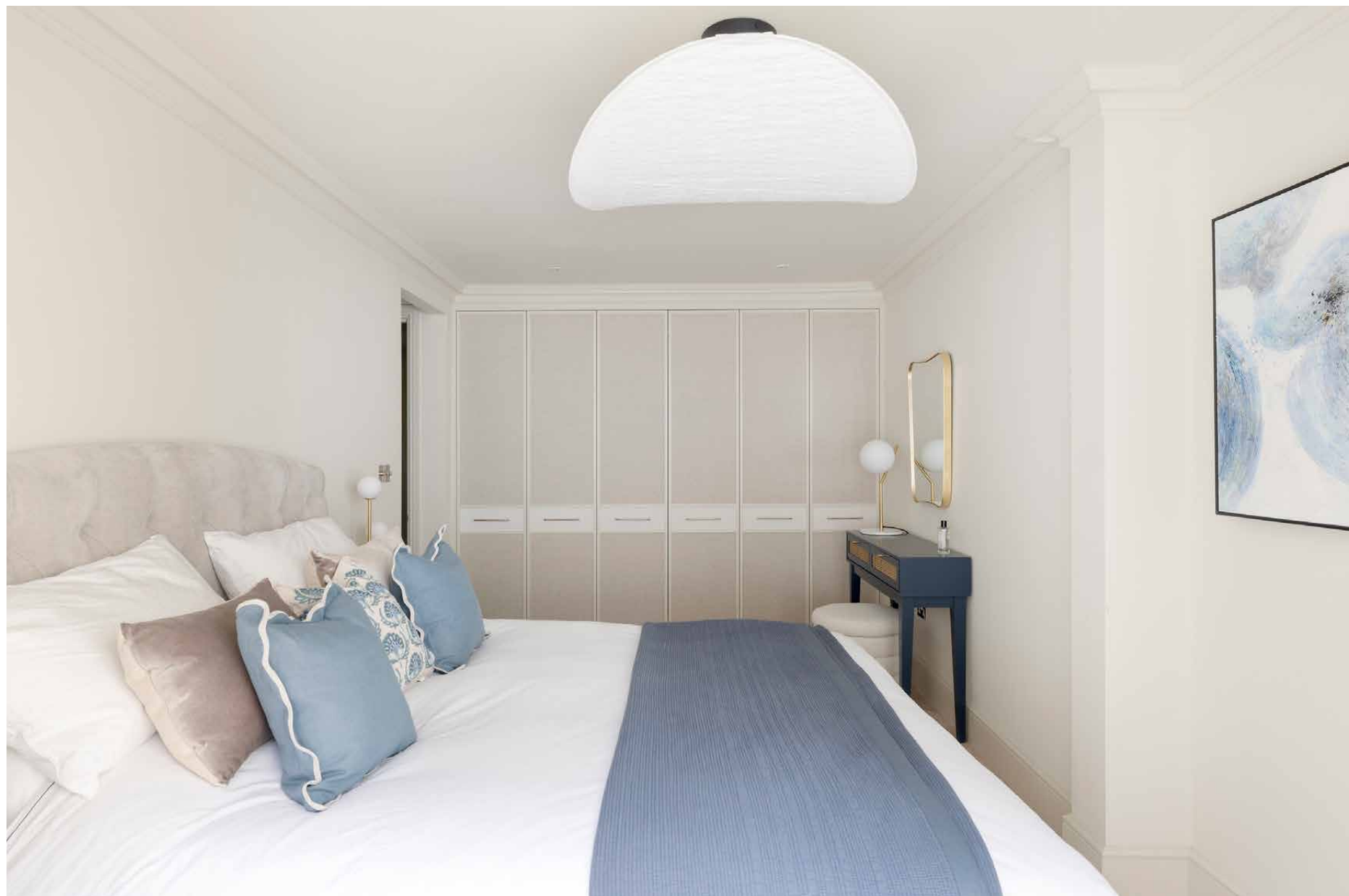




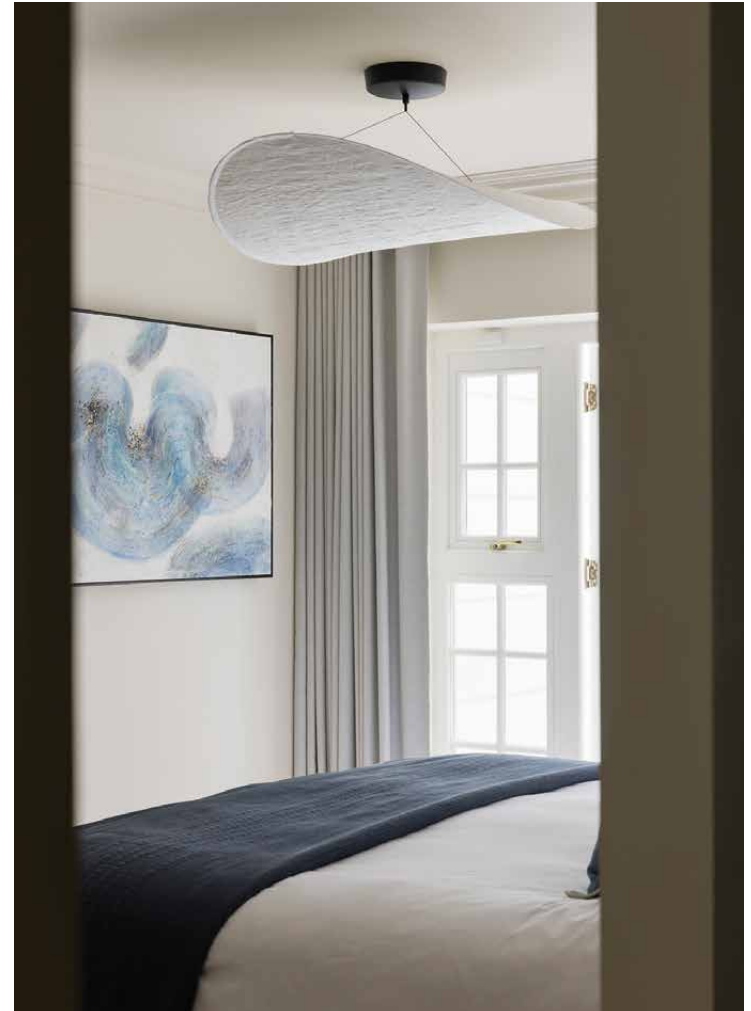
The home's three bedrooms are found tucked away on the floor below. Presented with considered, pared-back style, the principal suite is conducive to switching off – served by a marble-clad shower room and a private patio of its own. Draw back the French doors to sip your morning coffees in the sun. Two further bedrooms are set on this floor, along with a family bathroom, complete with a double vanity and a marble bathtub.

















## LOCATION

Moments from Portobello Road and Westbourne Grove, Talbot Road sits right at the heart of Notting Hill.

The best of the neighbourhood awaits here – from brunch at Granger & Co., lunch at Ottolenghi, and fine dining at The Ledbury. Barrecore and SoulCycle are also in walking distance. On the weekends, explore the market stalls along Portobello before the crowds emerge, or settle in for an afternoon at local favourites The Pelican or The Oak.





PROPERTY HIGHLIGHTS

- Part of a rare lateral conversion across two buildings
- Open-plan kitchen, reception and dining room
- Principal bedroom suite, with access to a patio
- Two guest bedrooms
- Family bathroom
- Decked terrace
- South-facing garden
- Underfloor heating
- City of Westminster



RECEPTION / DINING ROOM / KITCHEN	BEDROOM 2	PATIO
30'8 x 12'7 (9.3m x 3.8m)	13'8 x 11'4 (4.1m x 3.4m)	16'11 x 7'8 (5.1m x 2.3m)
BEDROOM 1	BEDROOM 3	GARDEN
17'2 x 10'1 (5.2m x 3.0m)	9'3 x 8'10 (2.8m x 2.6m)	18'0 x 14'3 (5.4m x 4.3m)



Please don't hesitate to get in touch if you have any questions or require any further information.

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