



## Talbot Road, W2

**£650 pw**

An immaculate and bright three bedroom maisonette with a south facing balcony in this purpose-built block in Notting Hill.

**020 7096 9476**

[contact@landstones.co.uk](mailto:contact@landstones.co.uk)

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This section of Talbot Road, between Ledbury Road to the West and Chepstow to the East is very popular; Westbourne Grove is a short walk away with its many bars and restaurant as well as the more practical transport links at Westbourne Park tube station.

Council Tax Band: D

Deposit: £3,250



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.