



Latimer Road, North Kensington



£1,650,000



# Latimer Road

North Kensington W10

Set in the middle of a row of picturesque Victorian cottages, this beautiful 3 bedroom house has been elegantly extended and brought into the 21st century. With period features and wooden floors, the ground floor benefits from a generous kitchen including bespoke joinery and crittall doors onto the 35ft garden, a cosy, but spacious reception room with central fireplace and a large garden studio/office. Upstairs is the master bedroom with ensuite bathroom, 2 further bedrooms and a sumptuous family bathroom.

- Beautifully presented
- Private garden
- Home office
- Eat in kitchen





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Latimer Road is located a short distance from a wide range of attractive amenities including shops, post office, cafes and restaurants as well as Portobello Road, Golborne Road and the wide open spaces of Wormwood Scrubs.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

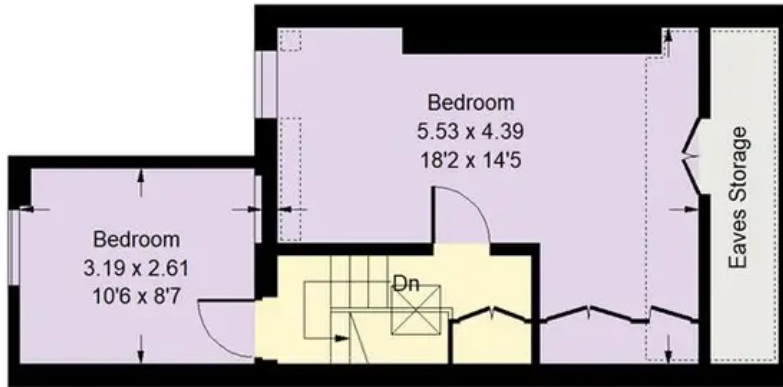
EPC Environmental Impact Rating: E

# Latimer Road, W10

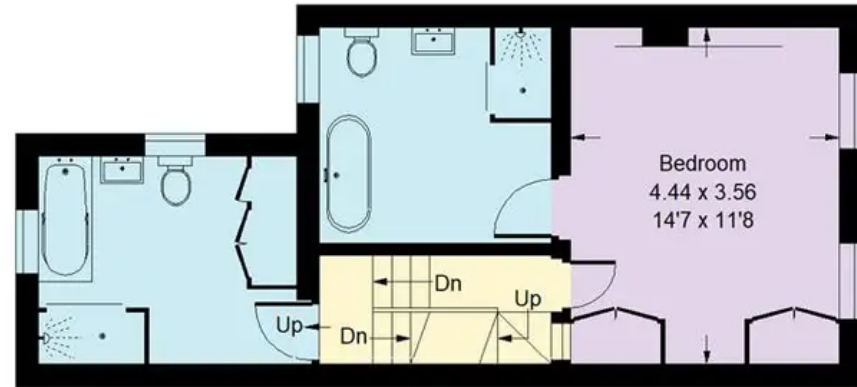


Approx. Gross Internal Area = 135.3 sq m / 1456 sq ft  
 Eaves Storage = 4.0 sq m / 43 sq ft  
 Office = 16.4 sq m / 176 sq ft  
 Total = 156.8 sq m / 1687 sq ft

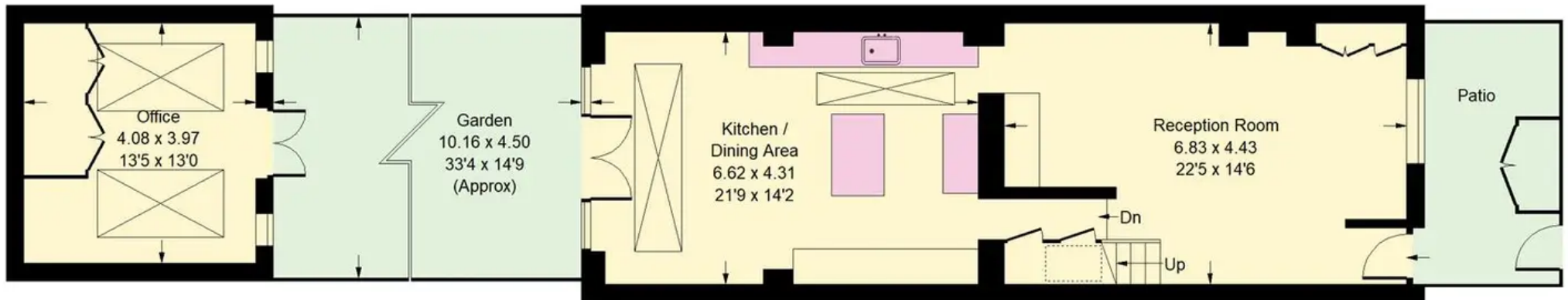
= Reduced headroom below 1.5 m / 5'0"



Second Floor



First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
 Plan is for illustration purposes only, not to be used for valuations.



## Rigby & Marchant

Westbourne Studios Acklam Road, London - W10

020 7221 7210

[sales@rigbyandmarchant.co.uk](mailto:sales@rigbyandmarchant.co.uk)

[www.rigbyandmarchant.co.uk/](http://www.rigbyandmarchant.co.uk/)

