



Latimer Road, London. W10







In a cosy nook on the quiet westerly fringe of Kensington and Chelsea, W10, there stands this charming cottage with three bedrooms. This delightful home has been tastefully modernised, transforming it into a magical space where large, open-plan reception areas beckon and the outdoor spaces are celebrated.

As you step through the gate from the street, you are greeted by a generous double reception room. Here, two period fireplaces, one at each end of the room anchor the space and zone it for living and dining. Venture further and you will find a fully fitted kitchen, with a breakfast island just begging for morning gatherings, all within arm's reach of a large, decked, west-facing garden. This garden, drenched in the golden light of the setting sun, is a veritable haven for daydreams and the keen gardener.

The ground floor also offers a utility room for all those practical matters and a downstairs WC, perfectly tucked away. Ascend the open staircase and you will be met by the first of the three charming bedrooms. Continue your journey and you will discover an impressive family bathroom, equipped with both a bath and a separate shower, nestled behind the primary bedroom which gazes out over the street below.

Glorious sunsets will beckon you further up the stairs, enticing you to the roof terrace on the third landing. Here, you can lose yourself in the dusky hues of twilight. Finally, you will arrive at the third bedroom, complete with its own ensuite shower room and a Juliet balcony that opens up to the west, offering a private view of the sky's evening spectacle.

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: E

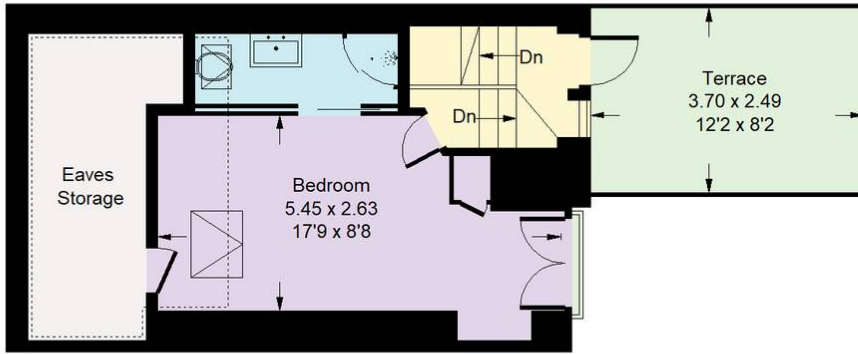
Tenure: Freehold

EPC Energy Efficiency Rating: C

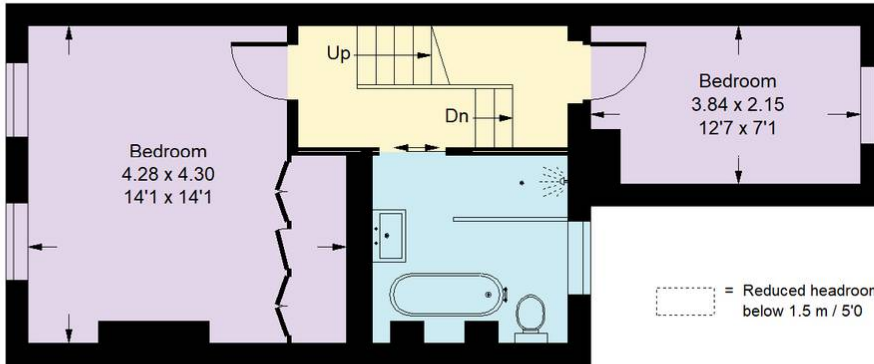
EPC Environmental Impact Rating: C

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Approx. Gross Internal Area = 122.5 sq m / 1318 sq ft
 (Including Eaves Storage 7.1 sq m / 76 sq ft)

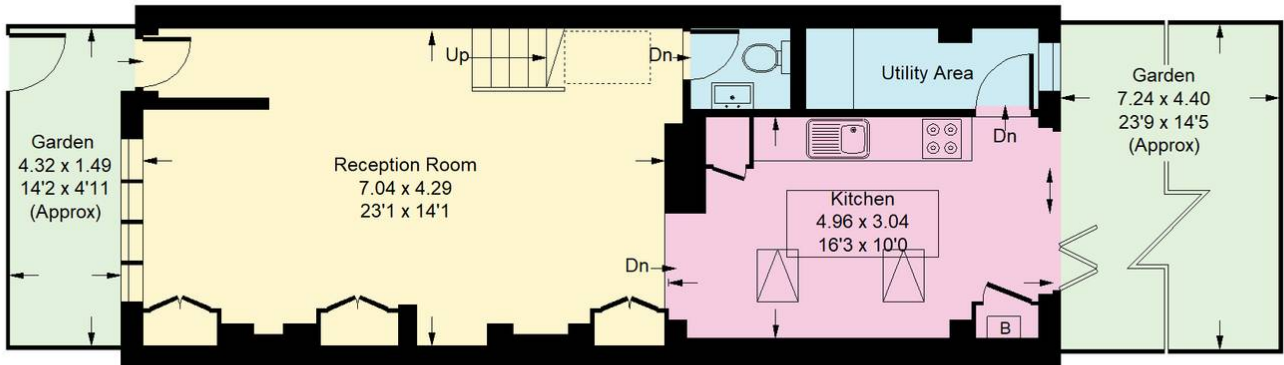


Second Floor



= Reduced headroom below 1.5 m / 5'0

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.

