



Barlby Road,

London, W10





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In the vibrant neighbourhood of North Kensington, where creativity and culture intertwine, stands a remarkable four bedroom home.

Upon entering, we find ourselves captivated by original tiles possessing a timeless beauty of art. The house offers a bright living room allowing the sunlight to pour through the large windows, casting a warm glow creating a foundation of an inviting space which immediately radiates a sense of openness. The neutral shades throughout from the wooden floors to the walls amplifies the natural light that floods the room.

The bedrooms and bathrooms throughout where storage and functionality combine is tastefully designed and provides comfortable living space, it also benefits from built-in wardrobes, shelving and storage nooks for extra room allowing Tenants to be creative and decorative while maintaining an organised atmosphere.

The modern kitchen and dining area is where the beauty of nature merges seamlessly with contemporary design and your eyes are instantly drawn to the expansive glass doors that frame the picturesque view of a lovely green south-facing garden creating a flawless connection between the indoors and outdoors. An additional terrace at the back of the garden maximises the sunlight and outdoor living space which is private, peaceful and serene.

- South facing garden
- Newly refurbished
- Open outlook
- 4 bedrooms





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Barlby Road runs north off St Quintin Gardens heading towards Ladbroke Grove and is great for access to the M40, Westfield as well as Notting Hill. Little and Big Wormwood Scrubs are literally on your doorstep, so this is the perfect house for a family. It is also a short distance to Chepstow House, Notting Hill Prep, Bassett House, La Petite Ecole Bilingue, La Petite Ecole Francais, Pangbourne Montessori, Thomas Jones and many other excellent schools, this is the perfect house for a family.

Council Tax band: F

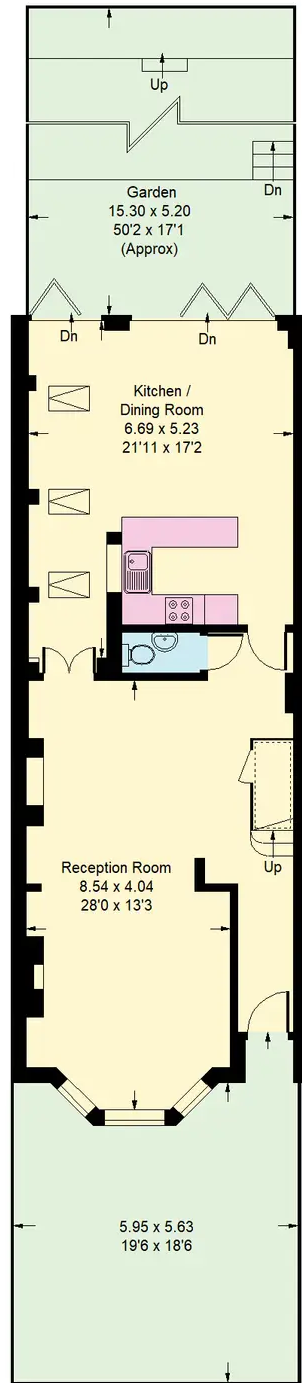
Tenure: Freehold

EPC Energy Efficiency Rating: E

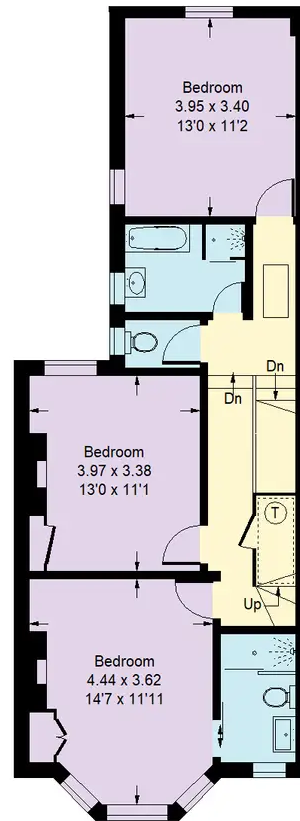
EPC Environmental Impact Rating: F

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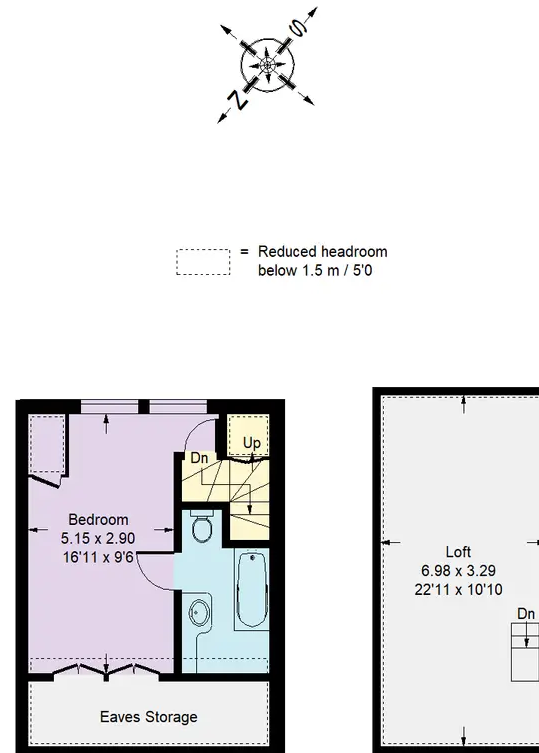
Approx. Gross Internal Area = 171.5 sq m / 1846 sq ft
 Eaves Storage = 6.2 sq m / 67 sq ft
 Loft = 23.1 sq m / 249 sq ft
 Total = 200.8 sq m / 2162 sq ft



Ground Floor

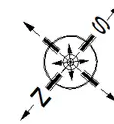


First Floor



Second Floor

Loft



= Reduced headroom below 1.5 m / 5'0

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.



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