



Barlby Gardens,

London, W10 5LW

£1,250,000



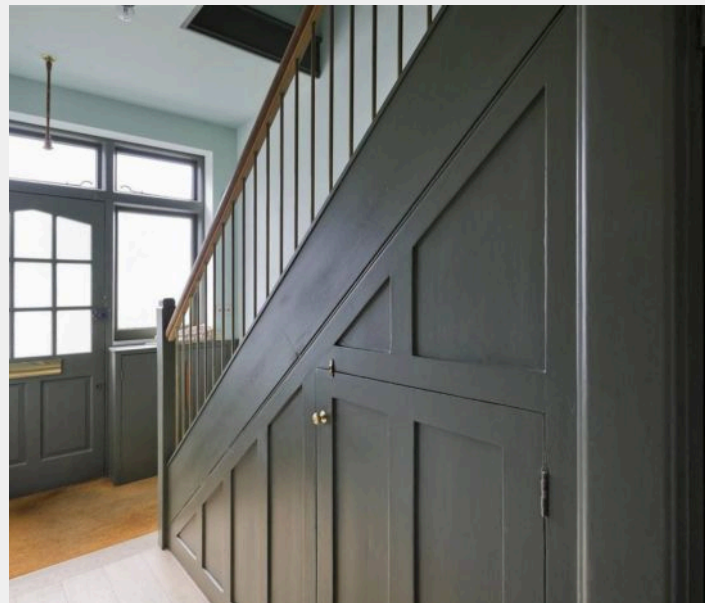


## Barlby Gardens

London, W10 5LW

The house is stylishly decorated and has been thoughtfully laid out to create the perfect family home. The property with wooden flooring throughout comprises entrance hall, double reception room leading to the secluded courtyard garden, bespoke kitchen and study on the ground floor. Three double bedrooms, bathroom and further en suite bathroom on the upper floors.

- Freehold House
- Great Outlook
- Stunning design





# Barlby Gardens

London, W10 5LW

Barlby Gardens is situated off Barlby Road and benefits from easy access to the amenities and transport links of Ladbroke Grove as well as the restaurants and bars on Portobello Road and Golborne Road.

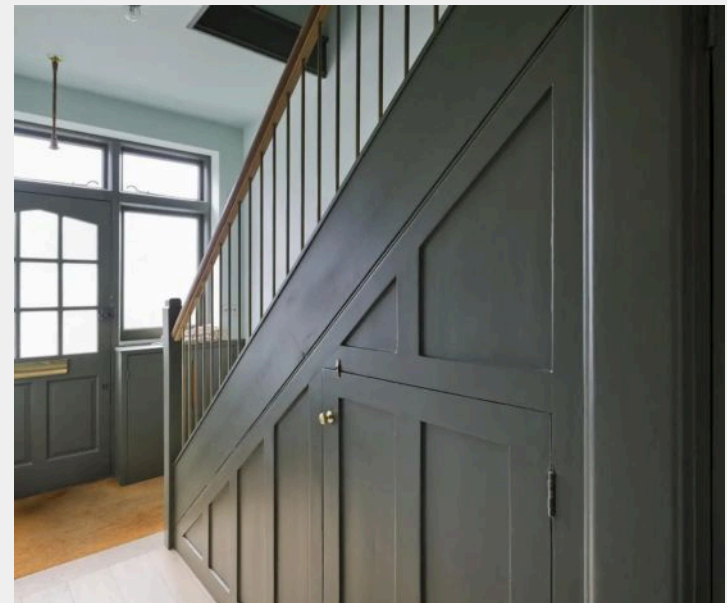
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

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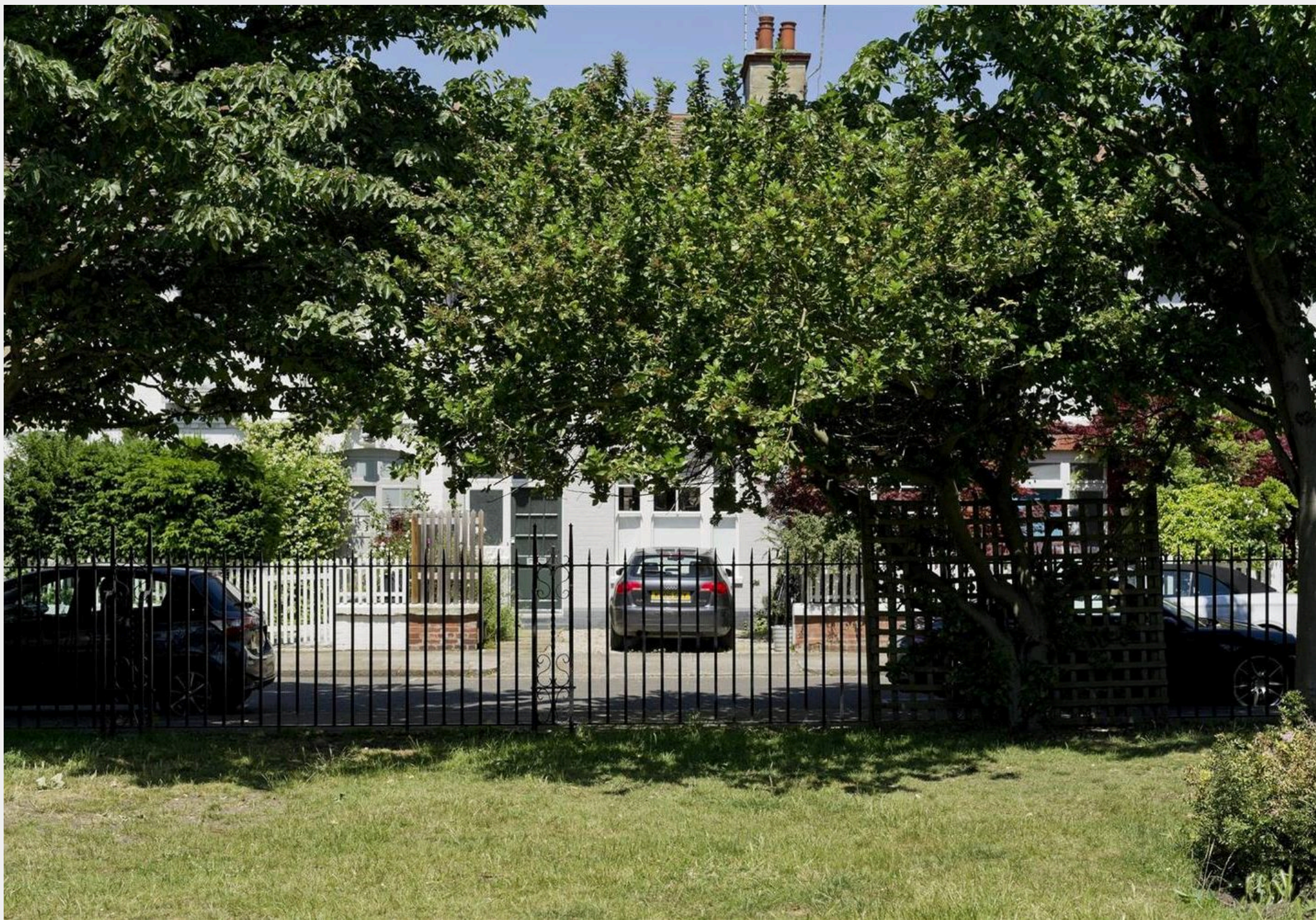















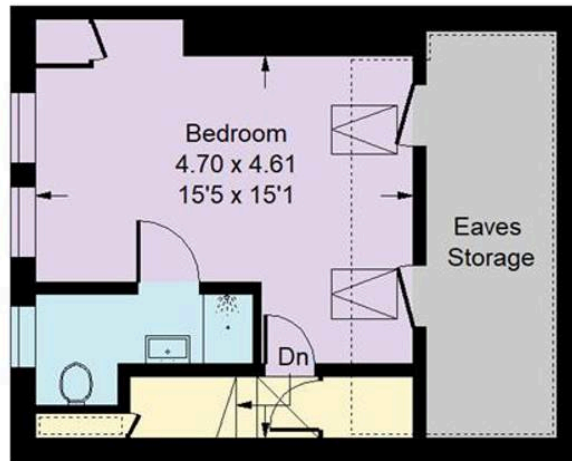
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Approx. Gross Internal Area = 117.1 sq m / 1260 sq ft

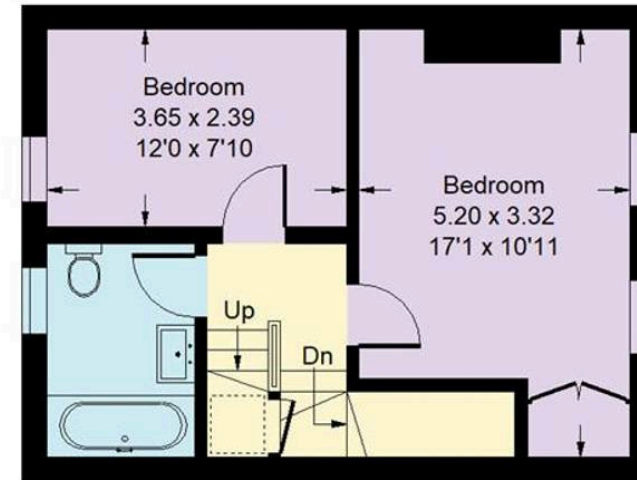
Eaves Storage = 7.9 sq m / 85 sq ft

Total = 125 sq m / 1345 sq ft

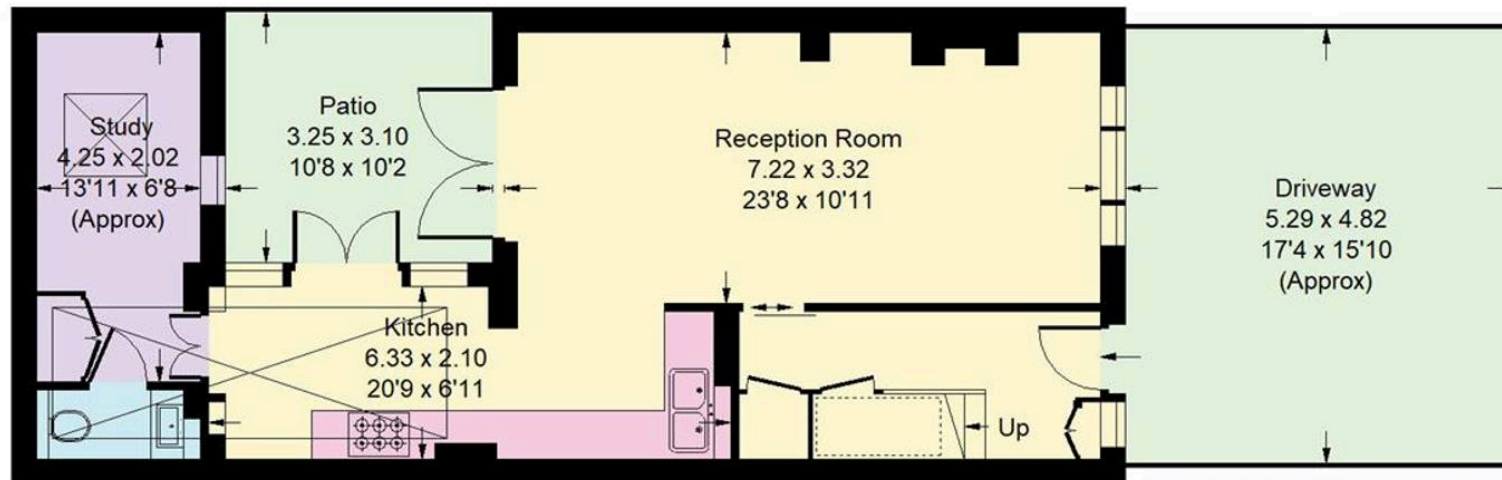
 = Reduced headroom  
below 1.5 m / 5'0"



Second Floor



First Floor

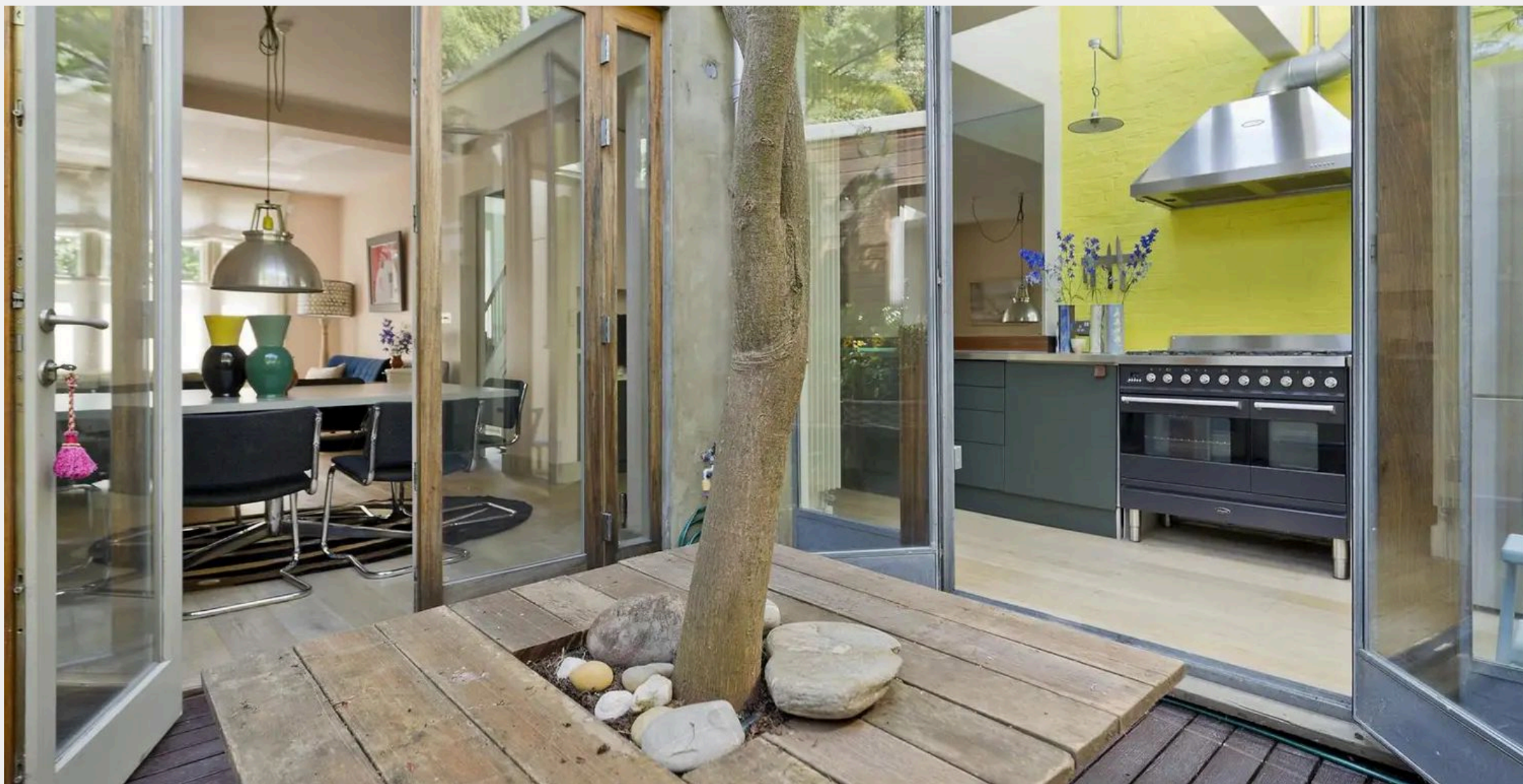


Ground Floor

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

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210

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

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

