

Balliol Road

North Kensington, W10



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A stylish, character-filled family home across four floors, this five-bedroom semi-detached house in North Kensington blends comfort with creativity. The ground floor offers a bright, open-plan reception and dining area, flowing from a bay-fronted sitting room to a garden-facing dining space. Wooden floors unify the rooms, while full-height glazing opens onto a decked terrace and lawn – perfect for summer entertaining. At the rear, a cheerful, bespoke PaperStone kitchen features sunny cabinetry, zellige-style tiles, terrazzo worktops, and high-quality Miele and Gaggenau appliances. A glazed wall leads straight to the terrace, bringing the outside in. The lower ground floor continues the home's sociable feel with a second reception flooded with light from a courtyard. A versatile room works beautifully as a home office, with its own small outdoor nook. Upstairs, the principal suite is a serene retreat with floor-to-ceiling wardrobes and a stylish en suite. A second bedroom, dressing room, and two further bedroom suites on the top floor offer calm, inviting spaces, while a fifth bedroom on the lower ground floor is perfect for guests. With eclectic charm, thoughtful design, and plenty of natural light, this home offers a rare opportunity to enjoy North Kensington living at its most comfortable and creative.

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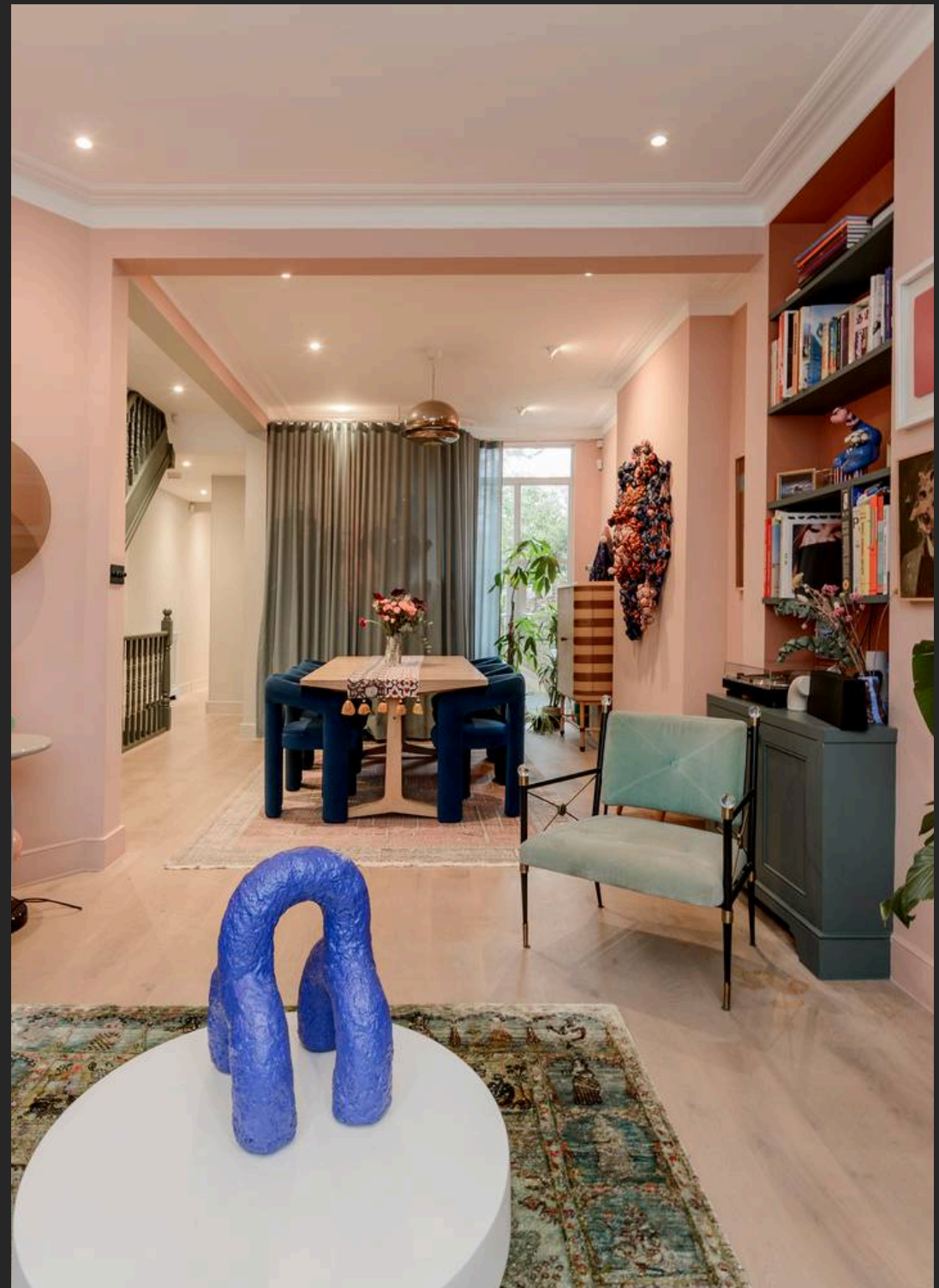
Balliol Road runs south off Kelfield Gardens in this popular conservation area. The underground stations of Latimer Road and Ladbroke Grove are a short walk away, as too are the boutiques shops and markets of Portobello, Golbourne Road and Notting Hill Gate. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

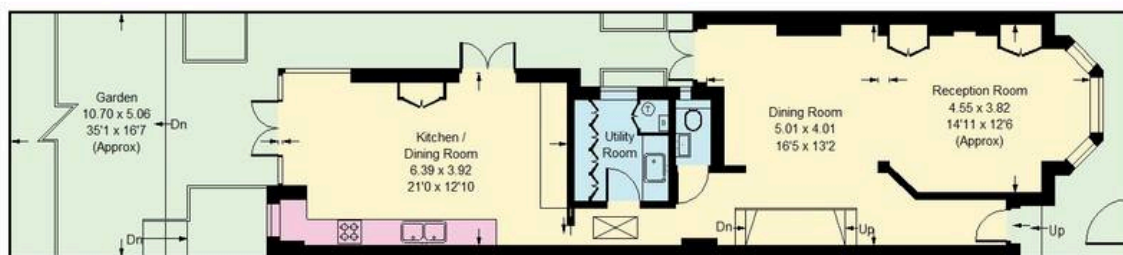
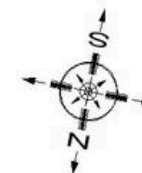
- Interior Designed
- Elegance & Opulence
- Luxury Living
- Centrally Located



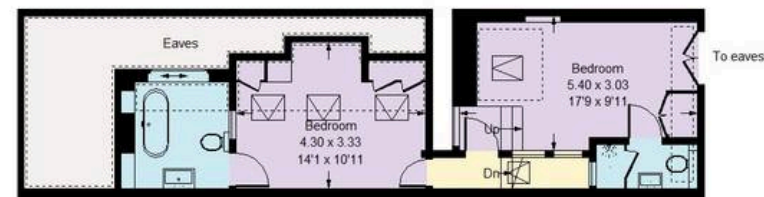


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Approx. Gross Internal Area = 266.4 sq m / 2867 sq ft
 Eaves = 14.1 sq m / 152 sq ft
 Total = 280.5 sq m / 3019 sq ft



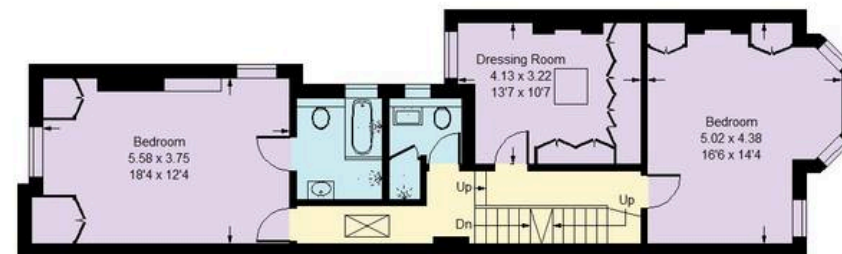
Ground Floor



Second Floor



Lower Ground Floor



First 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.

Reduced headroom
 below 1.5 m / 5'0"



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