



**130 BARLBY ROAD**  
LONDON, W10 6DR

**£850,000**  
LEASEHOLD

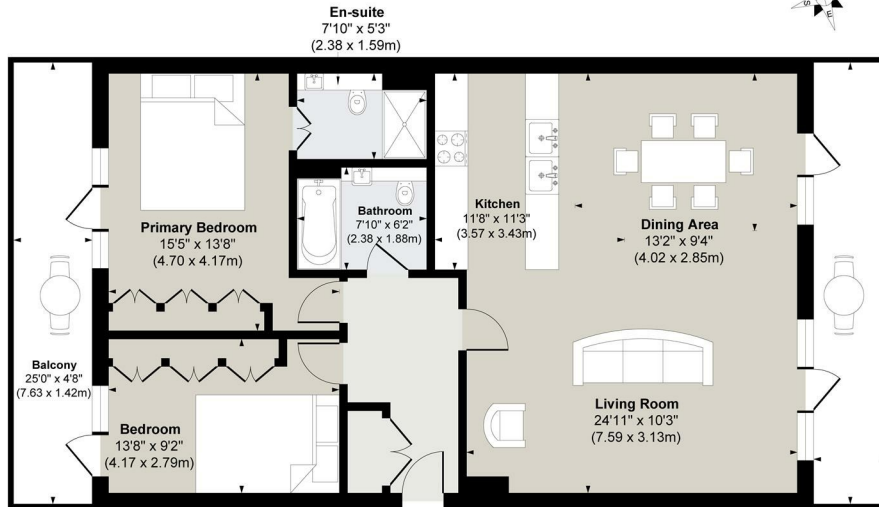
Set in the vibrant area of Ladbroke Grove, London, this exquisite seventh-floor apartment offers a perfect blend of modern living and comfort. Spanning an impressive 1013 square feet of internal space, this newbuild property, completed in 2010, boasts a well-thought-out floor plan that maximises space and light.

The apartment features two generously sized bedrooms, each accompanied by its own bathroom, ensuring privacy and convenience for residents and guests alike. The dual-aspect design allows for an abundance of natural light to flood the living areas, creating a warm and inviting atmosphere. The reception room is a delightful space for relaxation or entertaining, seamlessly connecting to two lovely balconies that provide stunning views of the surrounding area.

Residents will appreciate the added benefits of an on-site concierge service, offering peace of mind and assistance when needed. Additionally, the property includes secure underground parking, a valuable feature in

**SANDERSONS**  
LONDON

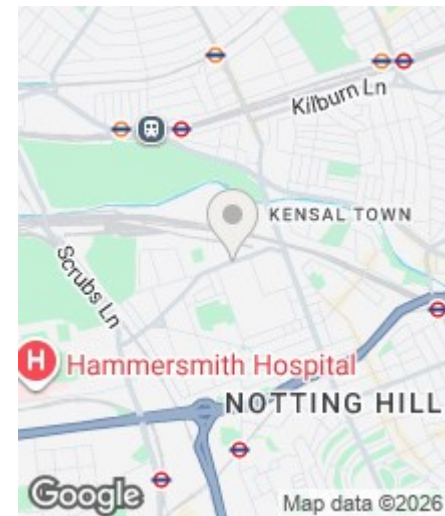
# The Ink Building, London



**TOTAL: 1013 sq. ft, 94.11 m2**  
EXCLUDED AREAS: Balcony: 225 sq. ft, 21 m2, Walls: 67 sq. ft, 6 m2,

Produced for Sandersons Residential by Finest Spaces  
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All measurements are approximate. This floor plan is for illustrative purposes only and should not be relied upon for accuracy. Finest Spaces Studio Ltd accepts no liability for errors or omissions. Floor area figures are estimates and not guaranteed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating:** Council Tax Band: **E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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