

# BARLBY ROAD





## Barlby Road, W10

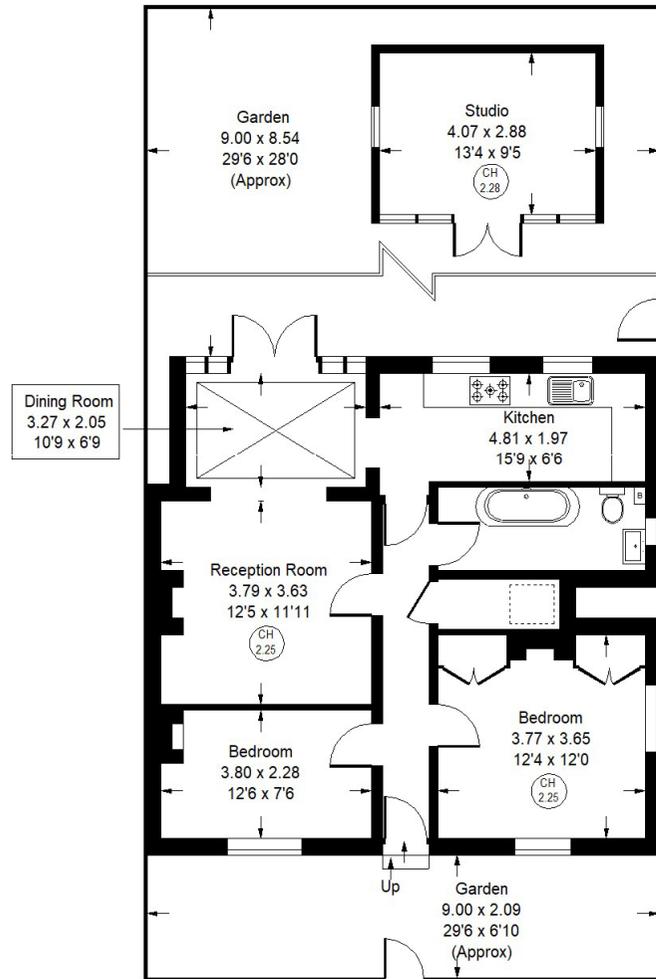
A charming period ground floor flat benefiting from its own entrance and south-facing garden. This two bedroom apartment has wonderful entertaining space with a conservatory directly on the large garden. Additionally, the garden benefits from a versatile garden studio, ideal for use as a home office or creative space. Barlby Road is located in the heart of North Kensington and is within easy reach of Portobello, Golborne Road, Westfield Shopping Centre, whilst being a short stroll away from Kensington Memorial Park. It is equidistant to Latimer Road, Ladbroke Grove and White City underground stations.





# Barlby Road, W10 - Leasehold

Local Authority - Royal Borough of Kensington & Chelsea



Ground Floor

Approx Gross Internal Area  
= 70.6 sq m / 760 sq ft  
Studio = 11.3 sq m / 122sq ft  
Total = 70.6 sq m / 760 sq ft



- Ground floor period flat
- Two bedrooms
- Conservatory
- Garden studio
- South facing garden
- Council tax Band: C
- EPC Rating: D



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.