



Balliol Road, London, W10
£3,250,000

RIGBY &
MERCHANT



Balliol Road

London

Balliol Road is a charming residential street in a quiet pocket between near to the buzz of Portobello Road and Notting Hill. Behind a refined Edwardian façade, this five bedroom home has been thoughtfully reimagined for contemporary family living.

From the entrance corridor, hardwood floors lead into a bright reception room where a large bay window draws natural light across pale walls, crisp cornicing and tailored joinery. The tones are intentionally restrained, allowing the elegant proportions and architectural detailing to take centre stage, while built-in storage and a generous cloak cupboard keep the space feeling streamlined.

To the rear, a striking side-return extension introduces a dramatic angled glass roof that floods the walkway with daylight. Bespoke cabinetry and a built-in desk create a practical workspace before the home opens into a generous kitchen and dining room. Charcoal-grey cabinetry sets a sophisticated quality, offset by a vibrant blue diamond-tiled splashback. A moveable central island offers ample preparation space, while integrated appliances and a separate pantry maintain a minimalist aesthetic.

Large sliding glass doors open directly onto the garden, creating a seamless sense of indoor-outdoor living. The landscaped space is divided between a paved terrace for dining and a neatly kept astro turf lawn, while a garden studio at the far end offers a peaceful setting for work, exercise or creative pursuits.

The lower ground floor provides a series of versatile rooms. One bedroom features soothing green walls and a full-height glazed window that draws light from a patio, complemented by an en suite bathroom with raspberry-toned walls and a walk-in shower. At the rear, a spacious additional room has a bold studio-like atmosphere, with exposed ceiling beams painted bright red and matching built-in shelving set against a wall of glazing. A separate utility room with kitchenette adds practicality for guests or extended stays.

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Upstairs, the principal bedroom suite with vaulted ceilings forms a tranquil retreat, where soft tones and plush carpeting create a calm atmosphere. Integrated wardrobes provide generous storage, while the adjoining bathroom pairs pale blue walls with patterned floor tiles and a freestanding bathtub. Two further bedrooms occupy the same floor, served by a family bathroom, while a final bedroom and bathroom sit on the upper level, reached via a curved staircase.

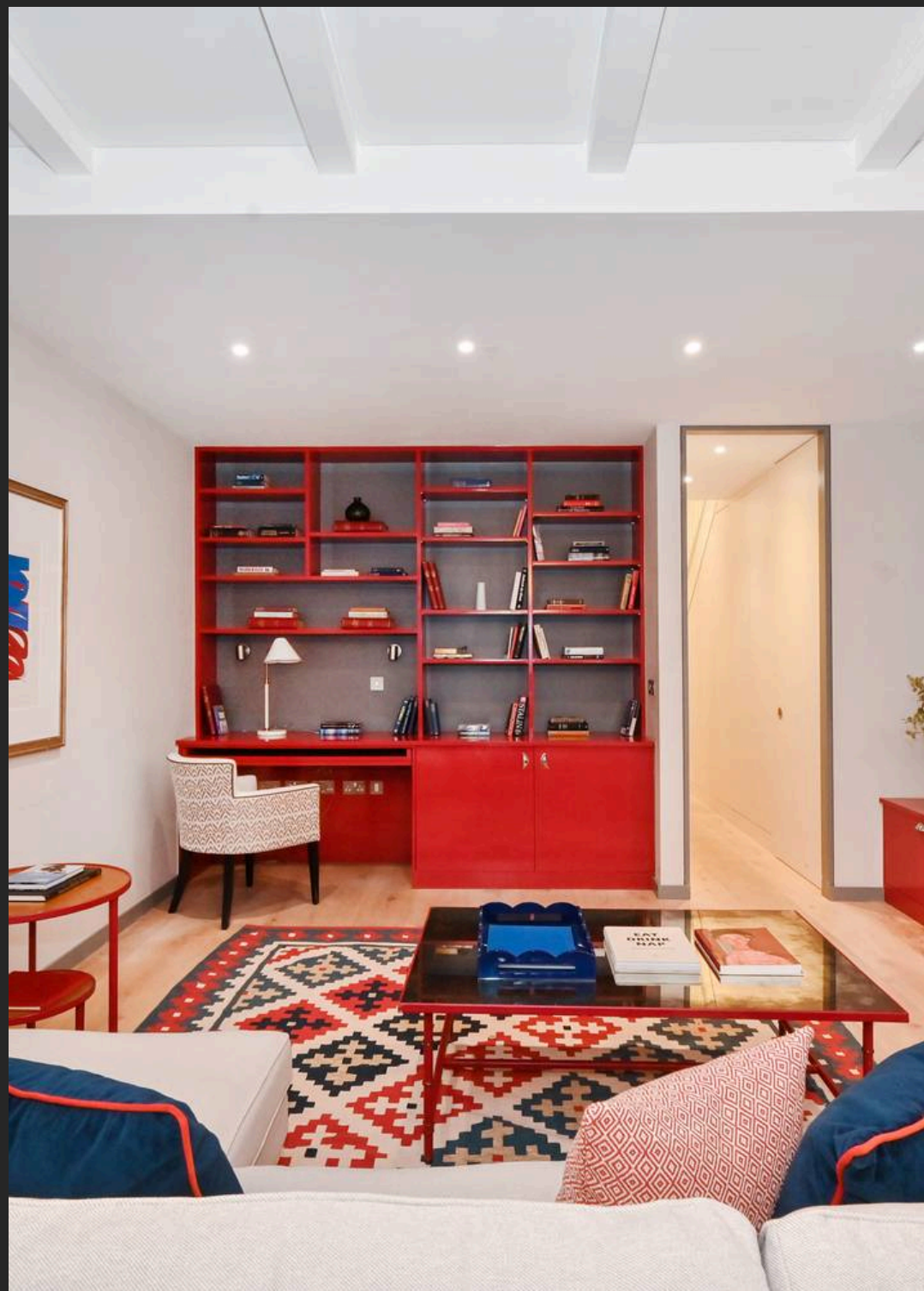
Balliol Road is ideally positioned for the independent cafés, restaurants and boutiques of Golborne Road, Portobello Market and Westbourne Grove. The area is also well regarded for its excellent schools and enjoys convenient transport links via Ladbroke Grove and Westbourne Park stations, offering swift connections across central London.

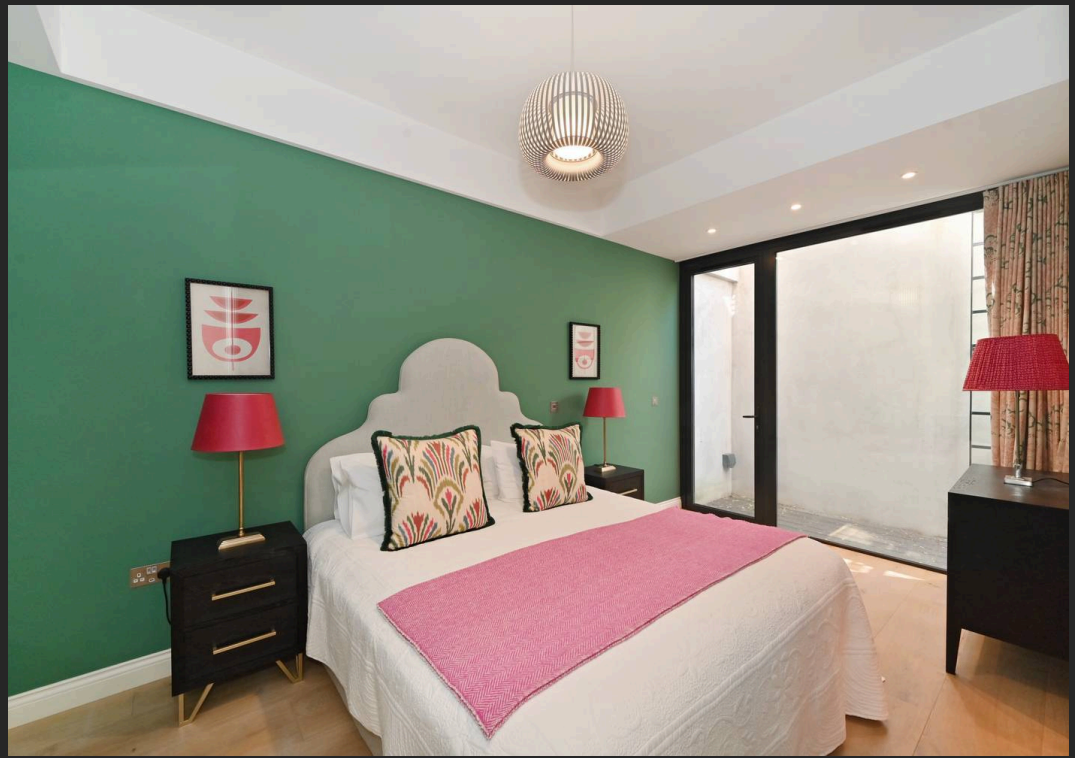
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

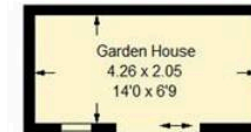
- Double reception room
- Home office
- Separate WC
- Utility
- Eat in Kitchen
- Playroom/TV room
- 5 bedrooms
- 4 bathrooms



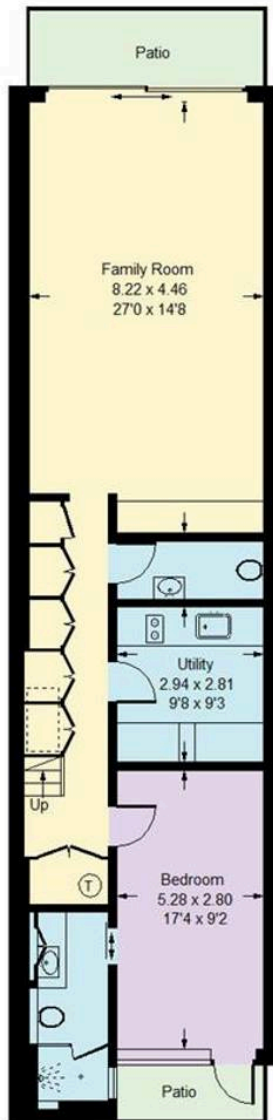


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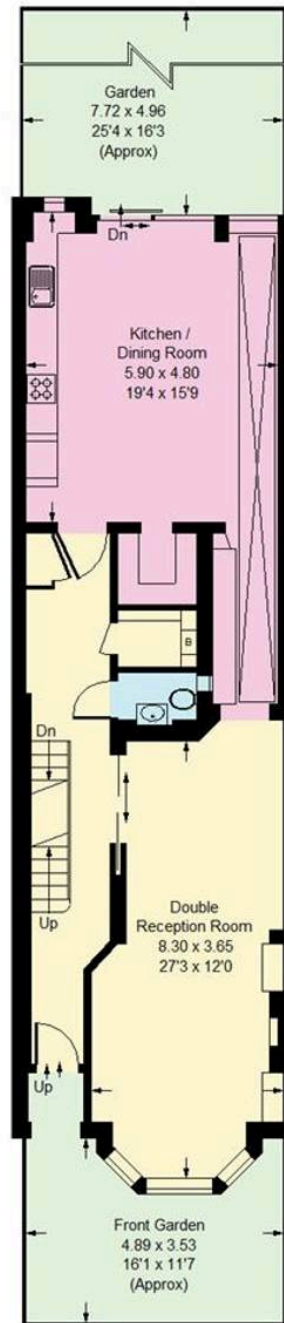
Approx. Gross Internal Area = 260.2 sq m / 2801 sq ft
 Eaves = 9.4 sq m / 101 sq ft
 Garden House = 8.7 sq m / 94 sq ft
 Total = 278.3 sq m / 2996 sq ft
 (Excluding Void)



(Not Shown In Actual Location / Orientation)

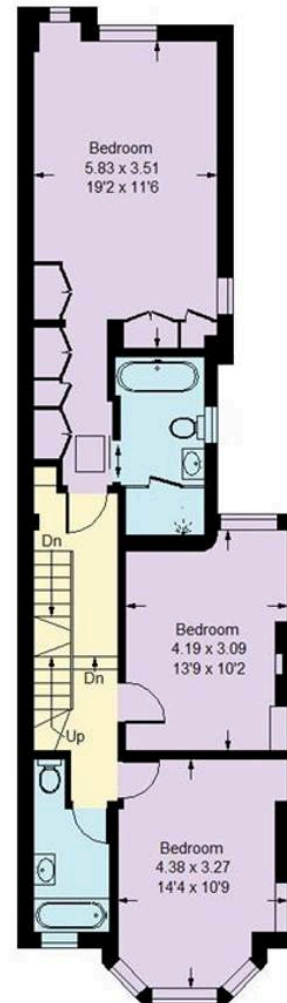


Lower Ground Floor

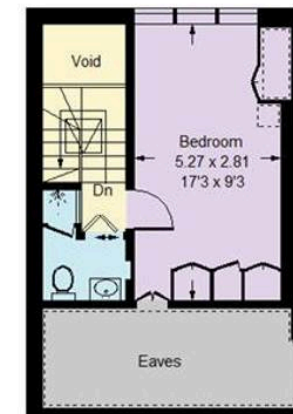


Ground Floor

--- = Reduced headroom below 1.5 m / 5'0



First Floor



Second 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.



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