



CAIRD STREET  
LONDON, W10

GRANT J BATES  
— PROPERTY —



# Four bedroom house, eco credentials, allocated parking, all in W10

GJB

## Caird Street, London, W10

Leasehold (993 years)

- Four Bedroom House
- Three Bathrooms
- 1,677 Sq Ft
- New Build 2022
- Larger Garden
- One Of Six
- Gated Parking
- EV Charging
- Solar Panels Fitted to Roof
- Underfloor Heating to Ground Floor

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### Description

38 Caird Street, W10, is a four-bedroom leasehold new build house completed in 2022, offering 1,677 sq ft of well-planned living across three floors. Underfloor heating, wide staircase, modern ventilation, storage rooms, solar panels, and an electric back-up boiler combine to make this a genuinely efficient and comfortable home, not a retrofit but built this way from day one.

The ground floor is open-plan throughout, with a kitchen and reception room stretching to over 28ft, engineered timber flooring, and full-height glass doors opening onto the garden, drawing natural light deep into the space. Upstairs, the principal bedroom benefits from fitted wardrobes and its own ensuite, with three further bedrooms across the first and second floors offering flexibility for family, guests, or a home office, served by two further bathrooms. Original double glazing and secure entry complete the specification.

The house sits on a genuinely quiet street, and is one of only six properties on the terrace to benefit from the larger garden. There's also a gated residents car park with EV charging.

### Situation

The property sits in a quiet, well-connected pocket of W10. Queen's Park Gardens is right on the doorstep, with Queen's Park and Notting Hill both a 10 to 15 minute walk away. The famous markets, cafés, and boutiques of Portobello Road are also close by, giving easy access to one of London's most well-loved shopping streets. Moberly Sports Centre and pool, and Jaego's House family club, are both around 10 minutes on foot. Transport links are strong throughout the area, and the wider development has a real sense of community, with most owners having moved in together in 2022, largely families.

### Additional Information

Local Authority: Westminster

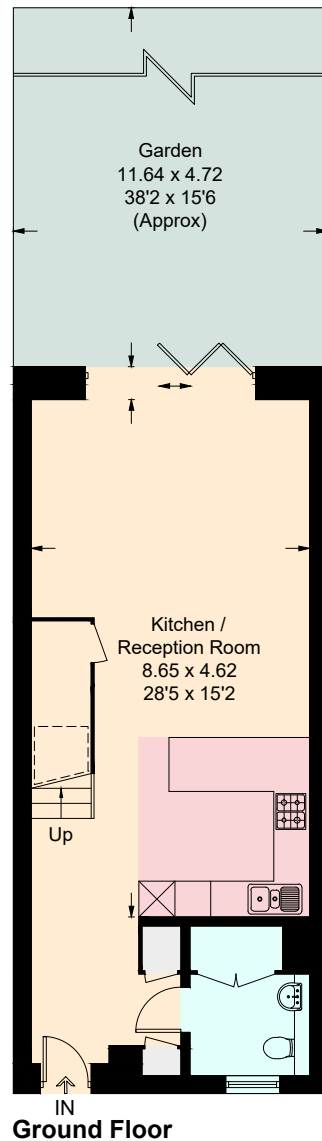
Council Tax Band: G

EPC Rating: B



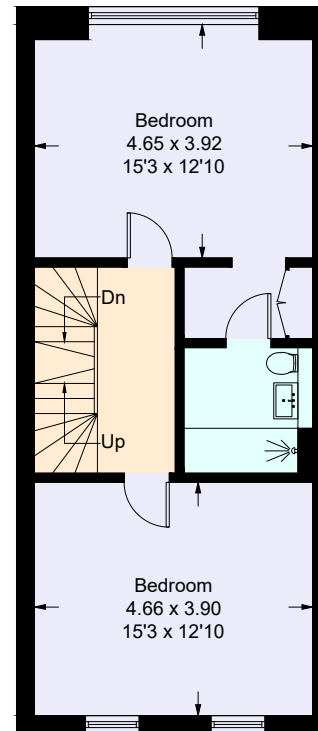




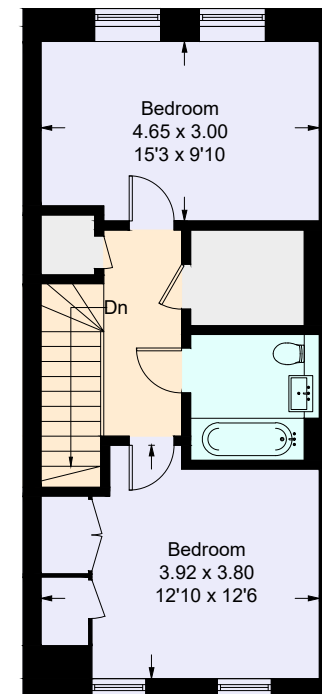


Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

## Caird Street

Approximate Gross Internal Area = 155.8 sq m / 1677 sq ft

**Important Notice:** These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.