



# RIGBY & MARCHANT

*“Tucked along the leafy stretch of Balliol Road, this handsome Edwardian terrace captures the quiet charm that defines this corner of North Kensington. Red-brick façades and a sense of residential calm set the tone, while behind a distinctive blue front door, a four-bedroom family home unfolds with a confident blend of heritage and contemporary design.”*



Balliol Road, North Kensington - W10 6LX  
£2,995,000

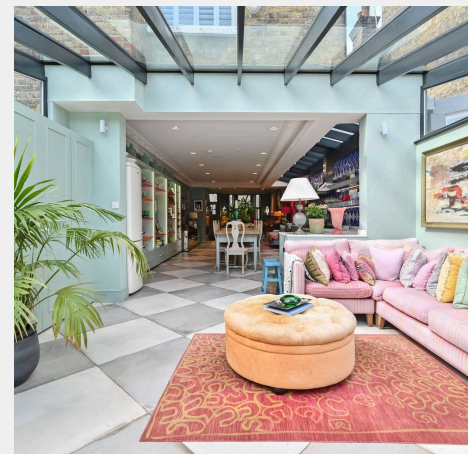
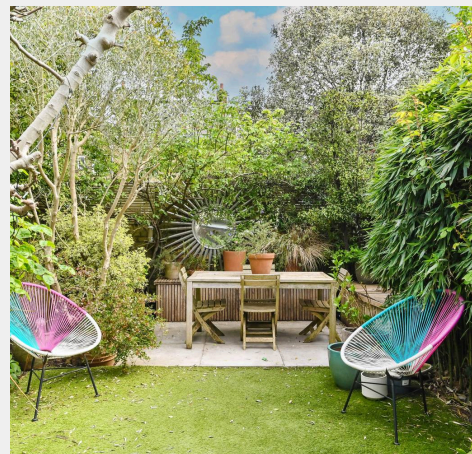


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Inside, the sense of space is immediate. A generous footprint creates rare lateral living at ground level, where an open plan reception and kitchen has been thoughtfully arranged for both day to day life and entertaining. Period details, including ornate cornicing and a fireplace, sit comfortably alongside oversized diamond pattern tiles with underfloor heating, exposed brickwork and a soft palette of pale blues. The kitchen is both practical and characterful. A butler sink, range oven and open shelving reference classic utility, while mint toned cabinetry and lapis tiling bring a confident use of colour. Storage is neatly integrated, keeping the space calm and uncluttered. An integrated Sonos system runs throughout. To the rear, a striking glass framed conservatory draws in natural light and opens via bi fold doors to the private garden, where planting and a considered dining terrace create an easy setting for summer.

Upstairs, exposed brickwork leads along the first floor. A light filled office sits alongside a separate laundry room. To the rear, a peaceful bedroom suite overlooks the garden, with built in storage and a neatly finished en suite. The principal bedroom is an elegant retreat with cornicing, painted timber floors and generous storage, complemented by an en suite with a freestanding bath set beneath a sash window.



At the top of the house, a skylight brings light down through the stairwell. One bedroom sits within the vaulted eaves, bright and airy with windows set into the roofline, while a further bedroom is tucked above, with clever eaves storage and an en suite finished in pink metro tiles.





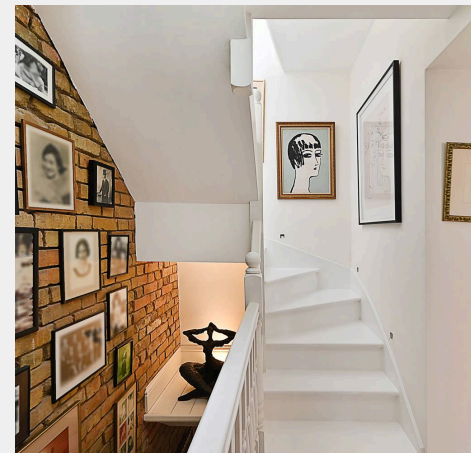
Moments from the vibrant energy of Portobello Road and Golborne Road, the home enjoys immediate access to an eclectic mix of boutiques, cafés and eateries that define this sought-after neighbourhood. A number of green spaces are also within easy reach, offering welcome pockets of calm amid the city. For connectivity, Latimer Road Tube Station is close by, providing swift access across London via the Circle and Hammersmith & City lines, while the nearby A40 road offers a direct route to Oxfordshire and beyond.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



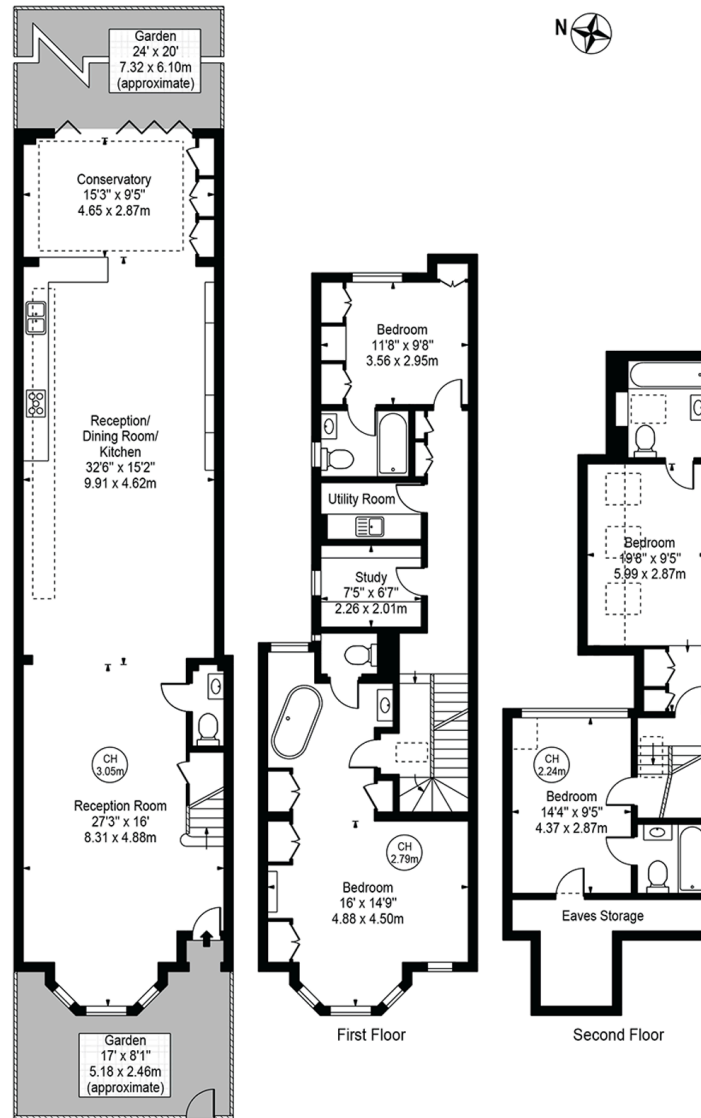
# Balliol Road

Approx. Total Internal Area 2326 Sq Ft - 216.09 Sq M

(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 2195 Sq Ft - 203.92 Sq M

(Excluding Eaves Storage & Restricted Height Area)



Ground Floor  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Rigby & Marchant

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# R&M