

RIGBY & MERCHANT



A well presented two bedroom garden flat set within an attractive Victorian building on one of North Kensington's most quietly positioned residential streets, moments from the Golborne and Portobello Roads, W10.



Balliol Road, North Kensington - W10 6LX
£900,000



This lovely home offers wonderfully balanced accommodation with an excellent quality of natural light throughout. To the front, a generous reception room, or equally a superb second bedroom, enjoys high ceilings and a large sash window drawing in the warm westerly light, overlooking one of the area's most peaceful streets. Just behind, the principal bedroom mirrors the same elegant proportions whilst offering an even quieter setting.

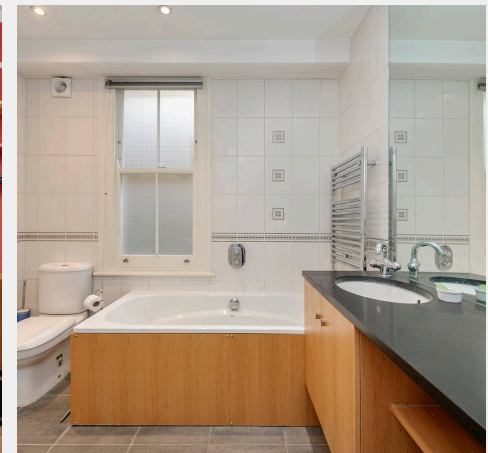
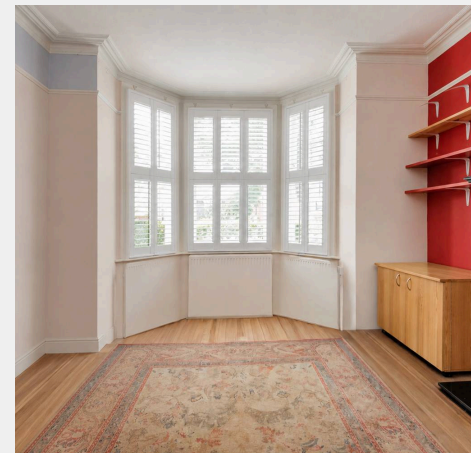
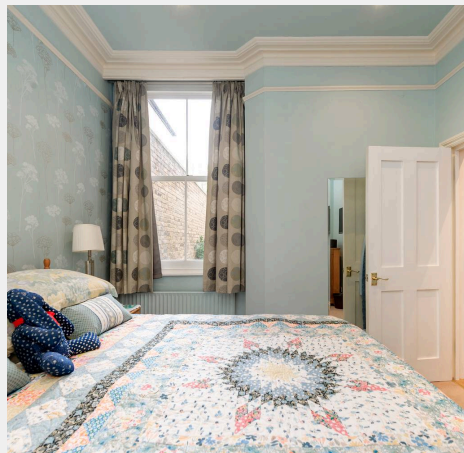
A spacious bathroom and separate kitchen sit at the heart of the home, before the space opens out beautifully to the rear. Here, a thoughtfully extended reception room connects seamlessly to an utterly charming walled garden, carefully landscaped to create a wonderfully private retreat with an easy flow between inside and out.

There is a calm and understated feel throughout the flat, where period character sits comfortably alongside a more contemporary finish. The garden, in particular, feels like a genuine extension of the living space and is certain to draw you outside throughout the year.

Balliol Road runs north of Oxford Gardens and south from Kelfield Gardens, in the centre of the St Quintin Estate. It is a particularly popular residential street within North Kensington, ideally positioned for the independent cafés, restaurants and market stalls of Golborne Road and Portobello, while the green open spaces of Little Wormwood Scrubs and Kensington Memorial Park are both close by. Excellent transport links are found at both Latimer Road and White City stations.

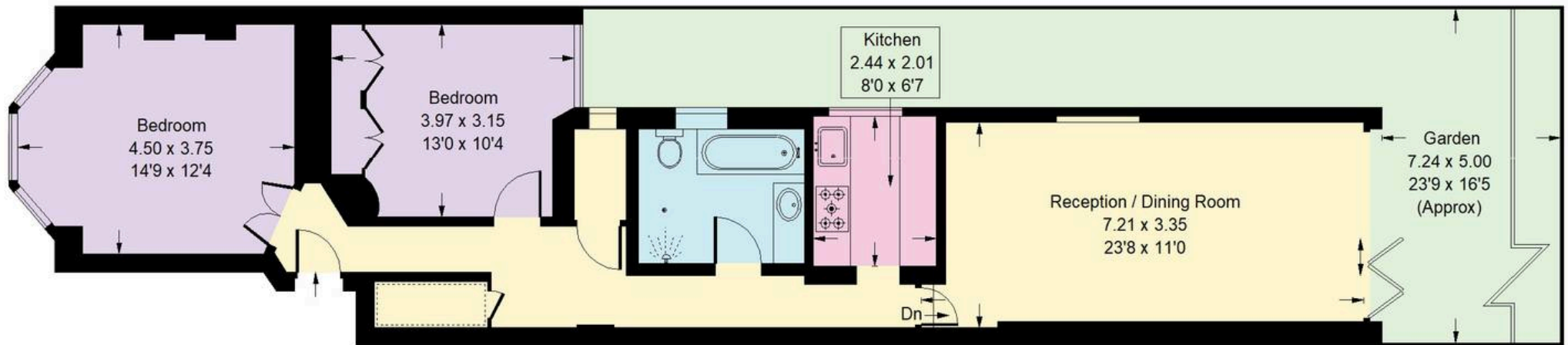
Council Tax band: TBD

Tenure: Leasehold



Balliol Road, W10

Approx Gross Internal Area
79.7 sq m / 858 sq ft



Ground Floor

= Reduced headroom below 1.5 m / 5'0"

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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