



## Barlby Road, W10

**£3,500 Per Month**

A beautifully presented two-bedroom, two-bathroom ground floor apartment situated in the heart of Ladbroke Grove. Offered fully furnished, the property features two spacious double bedrooms, including a principal bedroom with en-suite, a modern family bathroom, and a bright open-plan living space ideal for relaxing or entertaining.

The contemporary fitted kitchen comes fully equipped, while ample storage and practical ground floor access add to the property's appeal. Perfect for professionals, couples, small families, or corporate tenants seeking stylish accommodation in a vibrant West London location.

Ideally positioned within walking distance of an excellent selection of cafés, restaurants, shops, and local amenities, with superb transport links providing easy access to Central London and beyond.

Available furnished. Early viewing highly recommended. This property comes with a private parking space.



| Energy Efficiency Rating         |                                 | Environmental Impact (CO <sub>2</sub> ) Rating |                                |
|----------------------------------|---------------------------------|--|--------------------------------|
| Current                          | Potential                       | Current  | Potential                      |
| 100 kWh/m <sup>2</sup> /year (A) | 40 kWh/m <sup>2</sup> /year (D) | 100 g/m <sup>2</sup> /year (D)                 | 100 g/m <sup>2</sup> /year (D) |
| 90 kWh/m <sup>2</sup> /year (B)  | 30 kWh/m <sup>2</sup> /year (E) | 90 g/m <sup>2</sup> /year (E)                  | 90 g/m <sup>2</sup> /year (E)  |
| 80 kWh/m <sup>2</sup> /year (C)  | 20 kWh/m <sup>2</sup> /year (F) | 80 g/m <sup>2</sup> /year (F)                  | 80 g/m <sup>2</sup> /year (F)  |
| 70 kWh/m <sup>2</sup> /year (D)  | 15 kWh/m <sup>2</sup> /year (G) | 70 g/m <sup>2</sup> /year (G)                  | 70 g/m <sup>2</sup> /year (G)  |
| 60 kWh/m <sup>2</sup> /year (E)  | 10 kWh/m <sup>2</sup> /year (H) | 60 g/m <sup>2</sup> /year (H)                  | 60 g/m <sup>2</sup> /year (H)  |
| 50 kWh/m <sup>2</sup> /year (F)  | 5 kWh/m <sup>2</sup> /year (I)  | 50 g/m <sup>2</sup> /year (I)                  | 50 g/m <sup>2</sup> /year (I)  |
| 40 kWh/m <sup>2</sup> /year (G)  | 0 kWh/m <sup>2</sup> /year (J)  | 40 g/m <sup>2</sup> /year (J)                  | 40 g/m <sup>2</sup> /year (J)  |
| 30 kWh/m <sup>2</sup> /year (H)  |                                 | 30 g/m <sup>2</sup> /year (K)                  | 30 g/m <sup>2</sup> /year (K)  |
| 20 kWh/m <sup>2</sup> /year (I)  |                                 | 20 g/m <sup>2</sup> /year (L)                  | 20 g/m <sup>2</sup> /year (L)  |
| 15 kWh/m <sup>2</sup> /year (J)  |                                 | 15 g/m <sup>2</sup> /year (M)                  | 15 g/m <sup>2</sup> /year (M)  |
| 10 kWh/m <sup>2</sup> /year (K)  |                                 | 10 g/m <sup>2</sup> /year (N)                  | 10 g/m <sup>2</sup> /year (N)  |
| 5 kWh/m <sup>2</sup> /year (L)   |                                 | 5 g/m <sup>2</sup> /year (O)                   | 5 g/m <sup>2</sup> /year (O)   |
| 0 kWh/m <sup>2</sup> /year (M)   |                                 | 0 g/m <sup>2</sup> /year (P)                   | 0 g/m <sup>2</sup> /year (P)   |

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