



RUSSELL SIMPSON

A light-filled apartment set on
bohemian Golborne Road

GOLBORNE ROAD
NORTH KENSINGTON W10

Golborne Road

Sold

<div>BEDROOMS</div> <div>1</div>	<div>INTERNAL</div> <div>506_{SQ FT}</div> <div>47_{SQM}</div>	<div>OUTDOOR</div> <div>16_{SQ FT}</div>	<div>COUNCIL</div> <div>—</div>
<div>BATHROOMS</div> <div>1</div>		<div>EPC</div> <div>C</div>	<div>COUNCIL TAX</div> <div>—</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>122_{YEARS}</div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>—</div>

The Property

On a colourful street defined by its vibrant spirit and local community sits an elegant, whitewashed façade. Here, a first-floor apartment provides a new playbook for modern life. Bright interiors and pared-back design allow the architectural features to do the talking.

An open-plan kitchen and reception room is a sanctum of light, complete with dual-aspect sash windows. The space is naturally zoned courtesy of its L-shape form, with an understated palette of textural Bauwerk chalk lime paint and smooth marble. The curved arches of recessed shelving carefully break more linear spaces to add softness. A contemporary kitchen features an Elica glass induction hob, an Abode sink with Studio Ore tap and Arabescato rose marble worktops - matching the windowsills in the living area.



img 1

Off-White Perfection

Features

Micro cement floors span the entire space and lead to a suntrap balcony. Adjacent, a peaceful bedroom awaits. Dual full-height French windows illuminate the restful setting. Fitted storage frames the bed space, with minimalist shell wall lighting recalling that in the reception room. A soothing en suite bathroom features a rainfall shower, zellige tiles by Burt and May and a hand-crafted poured concrete basin.

The apartment benefits from a WarmUp heating system, conveniently controlled via touch screens. All furniture and light fittings are available from renowned local design studio Golborne 44. The absorbing artwork is provided by Roman Road Gallery, also found on Golborne Road.



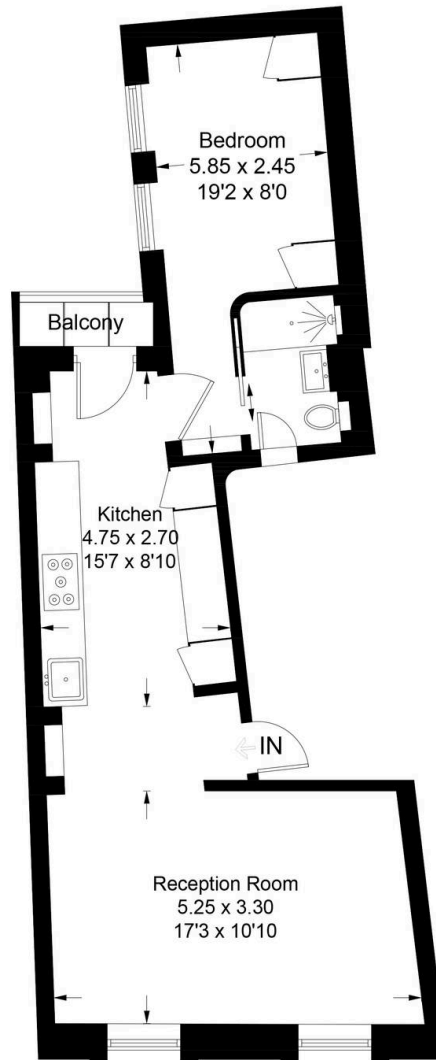


The Neighbourhood

Golborne Road has outstanding amenities in this vibrant part of West Kensington. Ladbroke Grove underground station is a short walk away and Portobello Road.

Golborne Road, W10

Approximate Gross Internal Area = 47 sq m / 506 sq ft
Balcony Area = 1.6 sq m / 17 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID911132)

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