

## **RUSSELL SIMPSON**

Four-bedroom family home to rent  
within walking distance of  
Kensington Memorial Park

BALLIOL ROAD  
NORTH KENSINGTON & QUEENS PARK W10

Balliol Road

£1,845 P/W

BEDROOMS 4	INTERNAL 1,680 SQ FT	OUTDOOR 941 SQ FT	FURNISHED STATUS Furnished
BATHROOMS 3	156 SQM	EPC D	COUNCIL TAX RBKC, G



## The Property

Stylish house with west-facing garden and well-proportioned contemporary interiors.

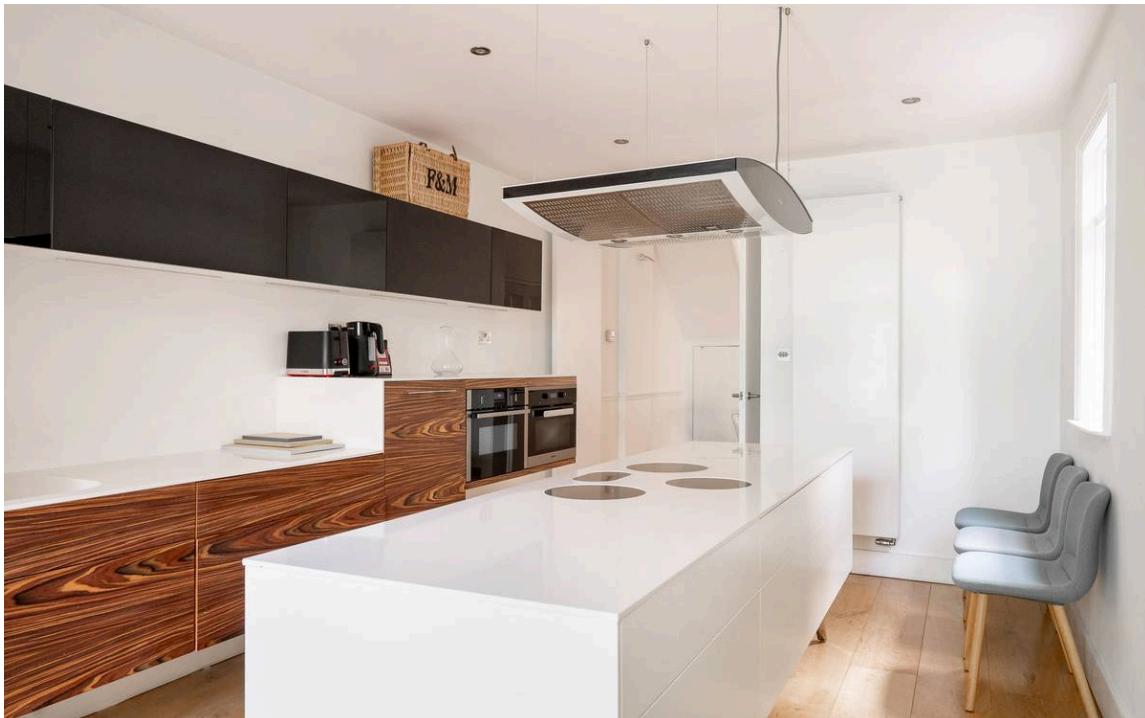
Stepping into the house on the ground floor, the entrance hall leads through to a double reception room. With its high ceilings, wooden floors and broad bay window bringing in extra light, this is a bright space.





## Indoor Spaces

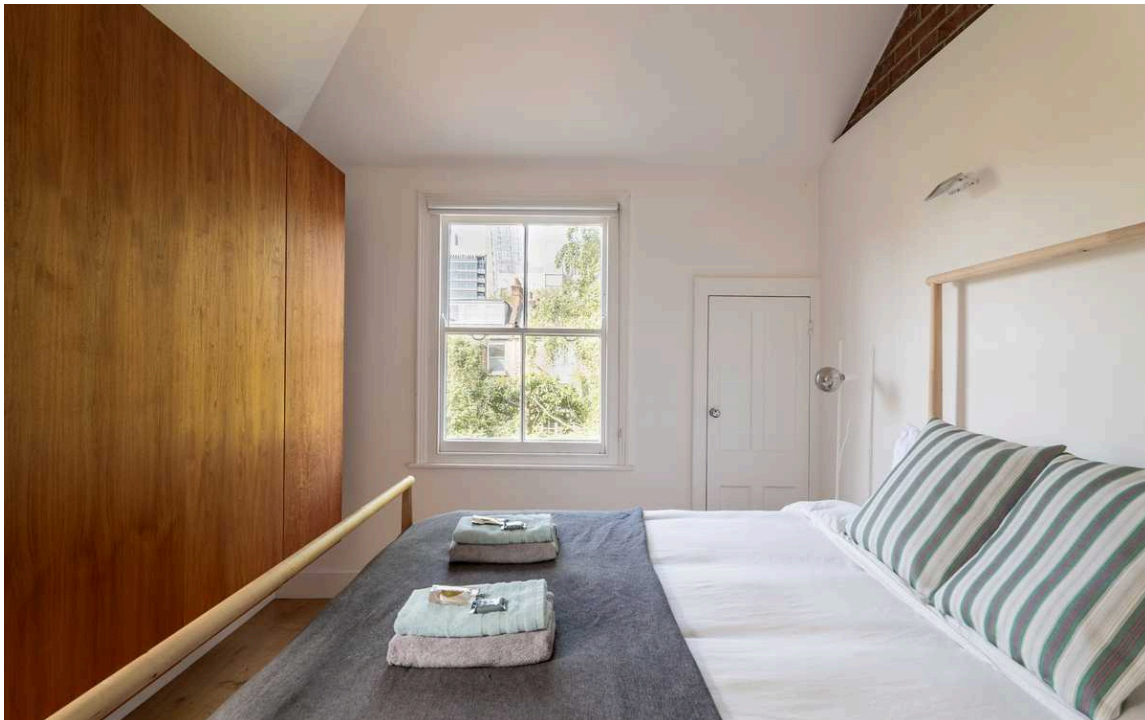
Beyond, at the back of the house, is a generous open-plan kitchen with a central island and breakfast area at the far end. In addition, full length French doors lead out into the garden, and a guest WC completes this floor.

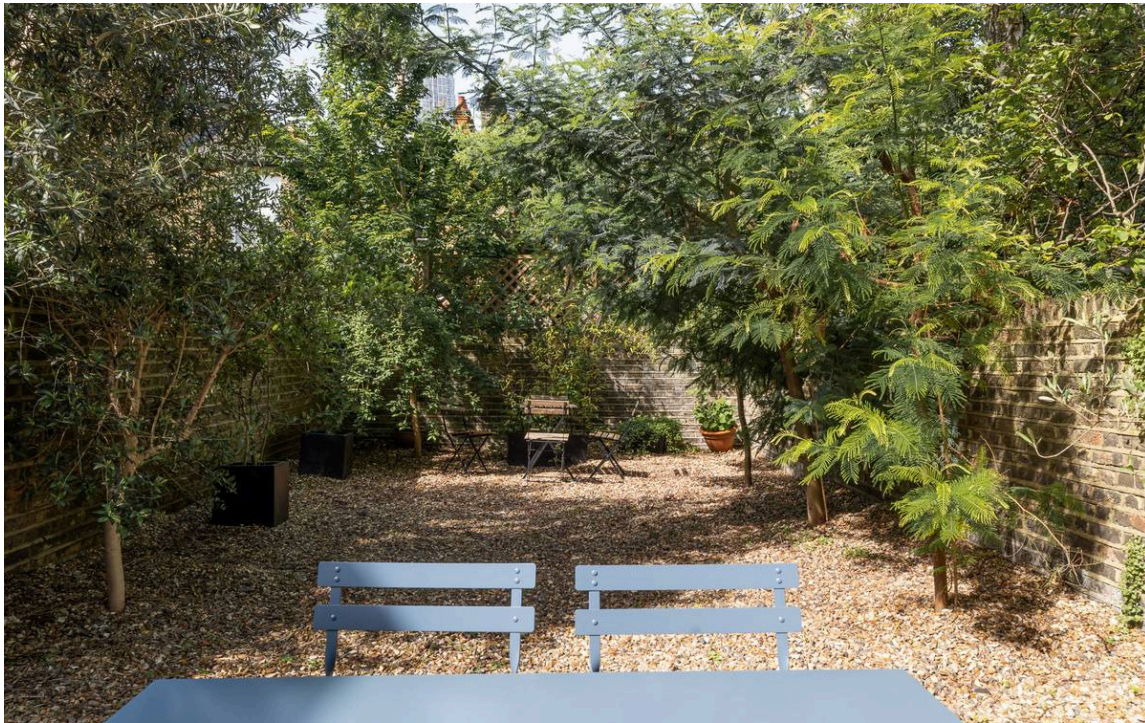




## The Bedrooms

The principal bedroom on the first floor has inbuilt storage space and another bay window. There are two more bedrooms on this floor, one of them ensuite, the other with a bathroom next door. The second floor offers a fourth bedroom, as well as an extra ensuite bathroom. These areas are illuminated throughout the day, thanks to overhead skylights and a modern staircase with glass banister and open treads.





## Outdoor Spaces

The house is in good condition, with spacious rooms decorated in a contemporary style. The property includes a generous west-facing walled garden with a paved seating areas and planted borders adding to the privacy.





## The Neighbourhood

Balliol Road is a quiet residential street lined with red-brick late Victorian houses. From here, Ladbroke Grove underground station is close, while the restaurants and shops of Portobello Road are also in walking distance. In addition, the open spaces of Wormwood Scrubs and Kensington Memorial Park are within easy reach.

# Balliol Road, W10

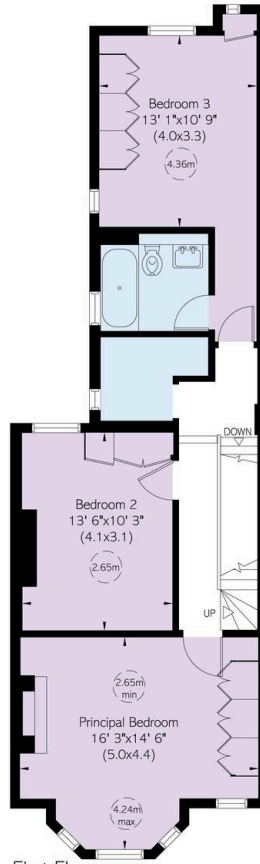
**RUSSELL  
SIMPSON**

**Approximate Internal Area**  
1,680 sq ft / 156 sq m  
**Including limited use area**  
61 sq ft / 6 sq m  
**Outside Area**  
942 sq ft / 88 sq m

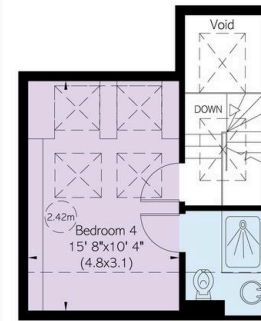
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



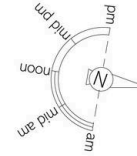
Ground Floor



First Floor



Second Floor





**RUSSELL  
SIMPSON**

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## Contact Us

+44 (0) 20 7225 0277

Contact us

[info@russellsimpson.co.uk](mailto:info@russellsimpson.co.uk)

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## Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street  
London  
SW3 6NT

[chelsea@russellsimpson.co.uk](mailto:chelsea@russellsimpson.co.uk)

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## Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square  
London  
W8 5HD

[kensington@russellsimpson.co.uk](mailto:kensington@russellsimpson.co.uk)