



## **RUSSELL SIMPSON**

Charming cottage-like house with  
bright interiors and garden to rent  
near Queen's Park

BARFETT STREET  
NORTH KENSINGTON W10

Barfett Street

£3,500 P/M

|                                   |                                                                                            |                                                        |                                                  |
|-----------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------|
| <div>BEDROOMS</div> <div>2</div>  | <div>INTERNAL</div> <div>1,013 <small>SQ FT</small></div> <div>94 <small>SQM</small></div> | <div>OUTDOOR</div> <div>339 <small>SQ FT</small></div> | <div>FURNISHED STATUS</div> <div>Furnished</div> |
| <div>BATHROOMS</div> <div>1</div> |                                                                                            | <div>EPC</div> <div>D</div>                            | <div>COUNCIL TAX</div> <div>RBKC, D</div>        |



## The Property

Picturesque two bedroom house with colourful rooms a short walk away from Golborne Road

# Indoor Spaces

The ground floor is a generous space stretching from the front to the rear of the house. It includes an open-plan kitchen, separate dining and seating areas, and a guest WC. Floor-to-ceiling windows and double French doors face the garden, while skylights and high ceilings bring added brightness into the room.



img 1

Entrance

img 2

Kitchen



## The Bedrooms

The first floor contains a bedroom with an ensuite bathroom and an overhead fan. The second floor contains another bedroom with additional storage space.

img 1

Principal Bedroom

img 2

Bathroom



## The Design

The property has been newly renovated and is decorated in a colourful, contemporary style, adding to the sense of light and space.



# Outdoor Spaces

The house includes a paved, west-facing garden with enough space for outdoor eating.

# The Neighbourhood

Barfett Street is a quiet residential street lined with cottage-like properties. From here, both Queen's Park and Westbourne Park stations are within walking distance. In addition, the restaurants and shops of Golborne Road are close, while the Grand Union Canal with its popular towpath is also nearby



Russell Simpson



Barfett Street

img 2

Patio Garden

Barfett Street,  
W10

**Approximate Internal Area**

1,013 sq ft / 94 sq m

**Including limited use area**

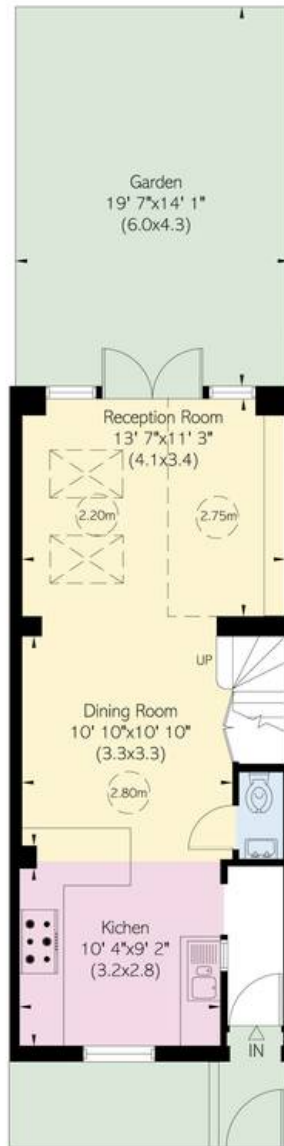
163 sq ft / 15 sq m

**Outside Area**

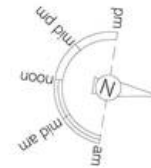
340 sq ft / 32 sq m

**RUSSELL  
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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



Reduced head height below 1.5m



FIRST FLOOR



SECOND FLOOR

**RUSSELL  
SIMPSON**

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## Contact Us

+44 (0) 20 3761 9691

13 Kensington Square  
London  
W8 5HD

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

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