



RUSSELL SIMPSON

Beautiful four-bedroom house with
off-street parking to rent near
Kensington Memorial Park

BARLBY ROAD
NORTH KENSINGTON W10

Barlby Road

£3,000 _{P/W}

| | | | |
|----------------|--|---------------------------------------|---------------------------|
| BEDROOMS 4 | INTERNAL 2,089 _{SQ FT} 194 _{SQM} | OUTDOOR 1,052 _{SQ FT} | FURNISHED STATUS — |
| BATHROOMS 4 | | EPC C | COUNCIL TAX RBKC, F |

The Property

Well-proportioned Victorian house with bright and stylish interiors as well as a large garden

The property has been decorated in sophisticated contemporary style that adds to the sense of light and space. It is presented in good condition.





Indoor Spaces

Stepping into the house on the ground floor, the lobby leads through to a living area with an open layout. This includes a front sitting room with a broad bay window, and a dining room with a French door leading out into the garden.

Beyond is a well-proportioned kitchen with modern units, an informal eating area and its own French leading into the garden. Finally, at the far end, there is a morning room with bifolding doors that open directly onto the garden. This floor also contains storage space and a guest WC.





The Bedrooms

The second floor offers three bedrooms and two bathrooms. The principal bedroom has built-in storage space and a south-facing bay window, while the rear bedroom has an ensuite bathroom. The second floor is reached via a stylish modern staircase, offering a fourth bedroom and next-door bathroom.





Outdoor Spaces

The house includes a generous rear garden with a paved area for outdoor seating. There is also a front garden with off-street parking.



The Neighbourhood

Barlby Road is a leafy street lined with attractive terraces of red-brick Victorian houses. From here, Kensington Memorial Park is close, with its tennis courts and playing fields. In addition, Latimer Road station is a short walk away, while Ladbroke Grove is also nearby. Finally, the Grand Union Canal is easily reached, with its popular towpath for running and cycling.

Barlby Road, W10

Approx. gross internal area
2089 sq ft / 194.16 sq m
(Including Eaves Storages)

Approx. outdoor area
1052 sq ft / 90.76 sq m

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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.



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