



## **RUSSELL SIMPSON**

Stylish two-bedroom flat with  
balcony to rent close to Ladbroke  
Grove tube station

BARLBY ROAD  
NORTH KENSINGTON W10

Barlby Road

Let

BEDROOMS 2	INTERNAL 700 SQ FT	OUTDOOR 81 SQ FT	FURNISHED STATUS Part Furnished
BATHROOMS 2	65 SQM	EPC B	COUNCIL TAX RBKC, D



## The Property

Modern flat with contemporary interiors in a portered building in North Kensington

Entering the flat on the second floor, the front hall leads into a spacious reception room. As well as separate dining and seating areas, this room features an open-plan kitchen with central island. In addition, floor-to-ceiling windows fill the space with light and a French door opens onto the balcony.





## The Bedrooms

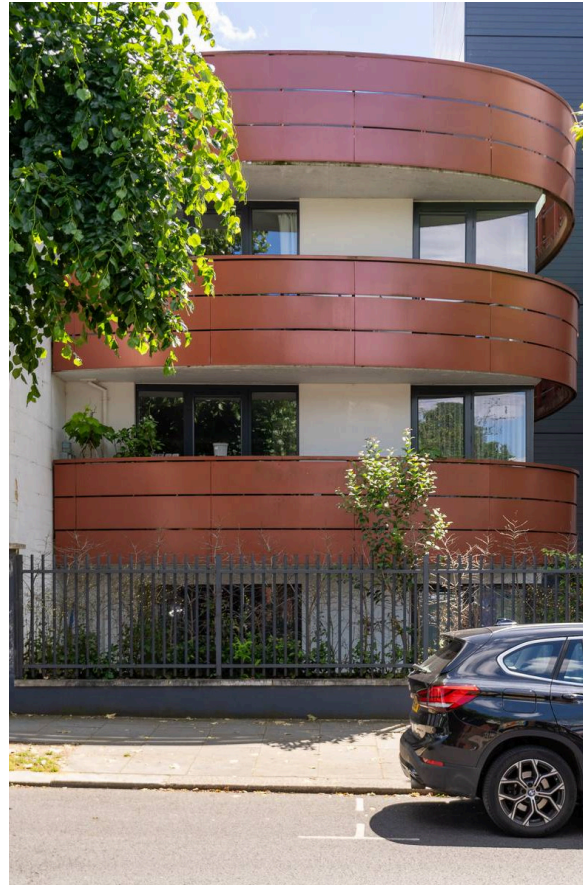
The flat also contains a principal bedroom with ensuite bathroom and its own access to the balcony. Next door is a second bedroom, while the bathroom opposite has a generous bath.



## The Neighbourhood

The property is decorated in a contemporary fashion, resulting in spacious and stylish interiors in good condition. It includes a wide balcony with enough space for outdoor seating.

The Ink Building is a modern development on the site of a former printworks in North Kensington. It includes lifts, a porter and underground parking at an additional £100pcm. The property is within walking distance of Westbourne Park and Ladbroke Grove underground stations. In addition, the Grand Union canal is in easy reach, as well as the historic Kensal Green Cemetery. Finally, the nearby restaurants and bars of the Portobello Road make this a popular and lively neighbourhood.



img 1

Balcony

# Barlby Road, W10

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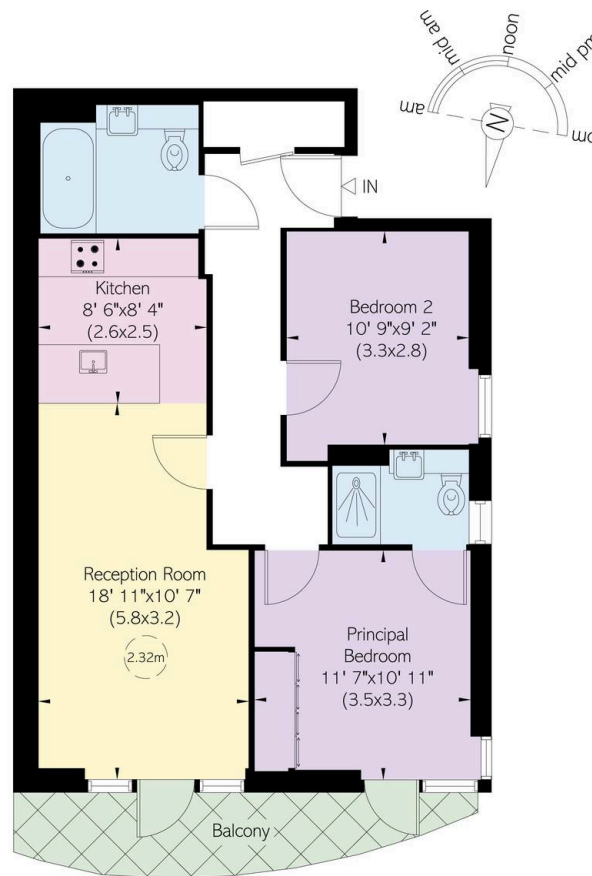
## Approximate Internal Area

700 sq ft/ 65 sq m

## Outside Area

81 sq ft/ 8 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.



Second Floor

**RUSSELL  
SIMPSON**

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