

RUSSELL SIMPSON

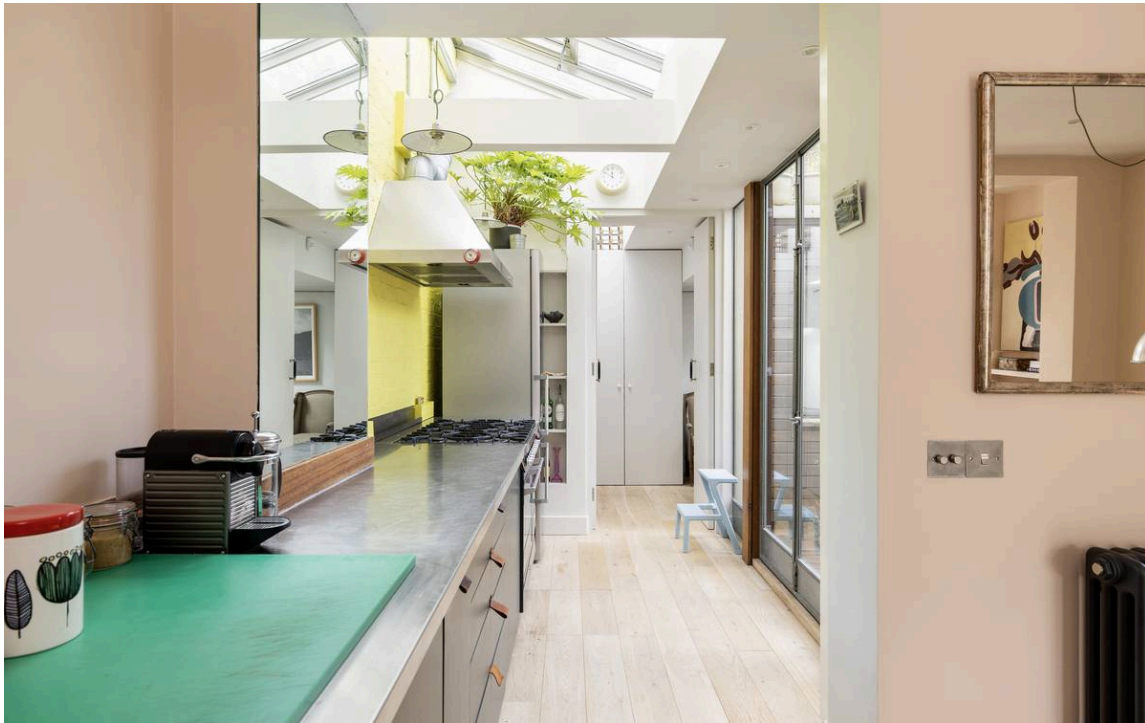
Three bedroom house with off-street
parking in North Kensington

BARLBY GARDENS
NORTH KENSINGTON W10

Barlby Gardens

£1,275,000

BEDROOMS 3	INTERNAL 1,371 SQ FT 127 SQM	OUTDOOR 405 SQ FT	COUNCIL TAX RBKC, E
BATHROOMS 2		EPC D	TENURE Freehold



The Property

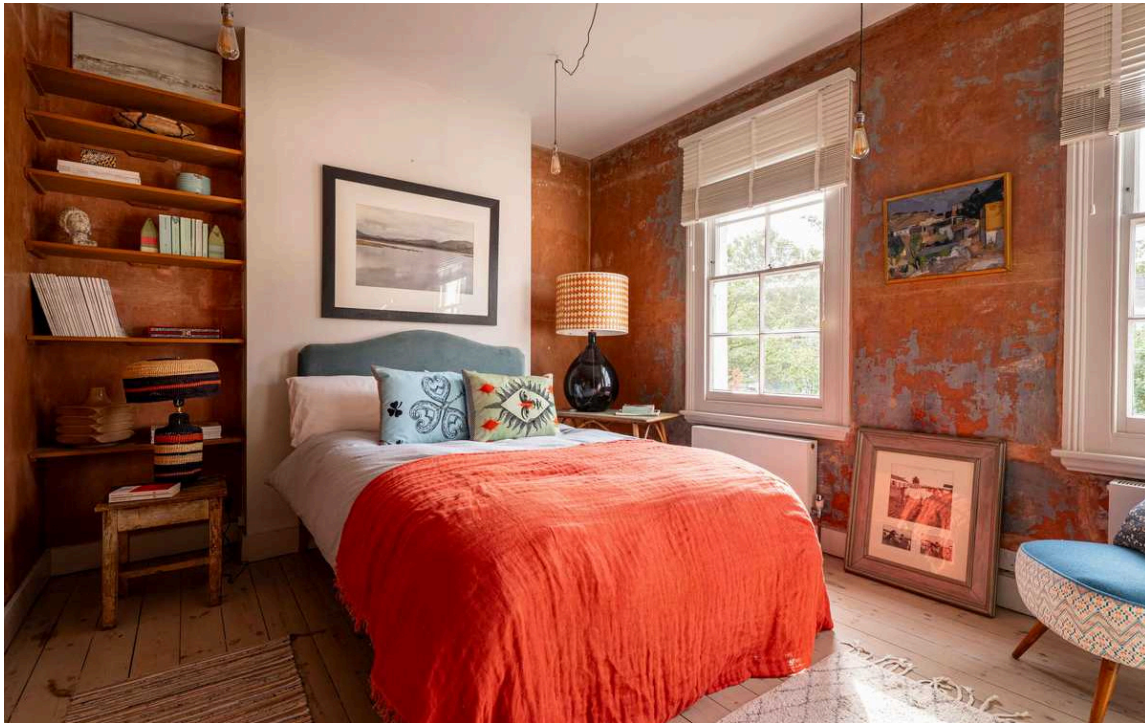
Three storey house with stylish interior on a garden square near
Ladbroke Grove tube station





Indoor Spaces

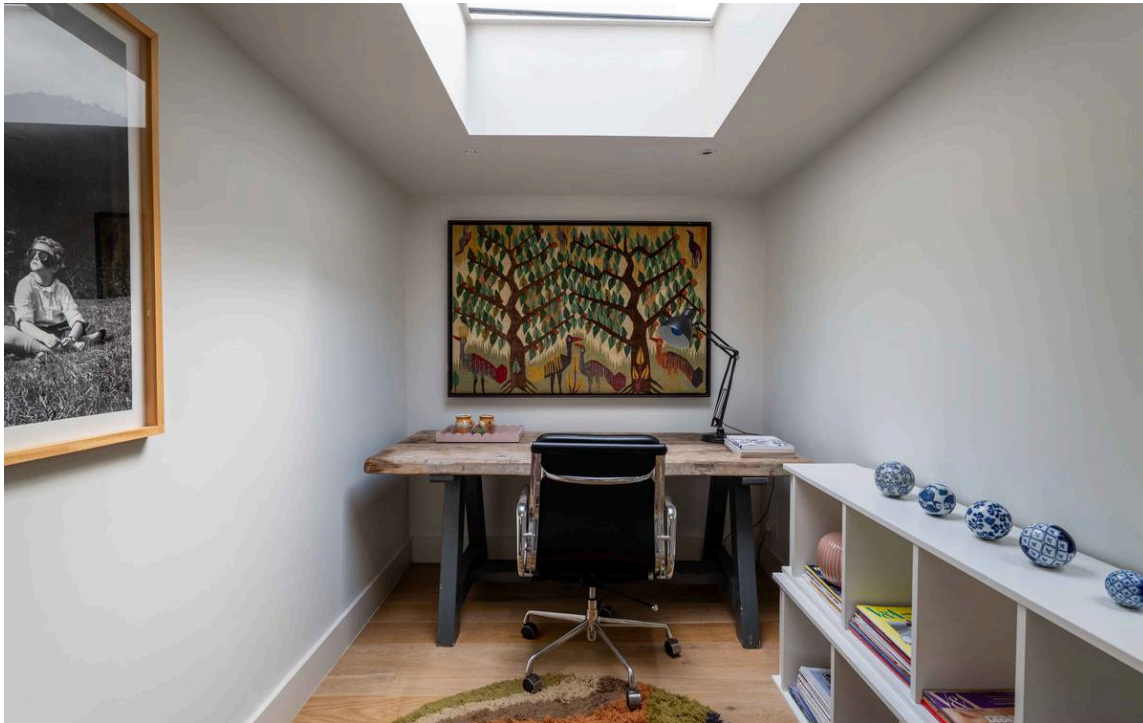
Entering the house on the ground floor, the front hall opens onto a long reception room with space for separate seating and dining areas. In addition, the reception room leads through to an open-plan kitchen, with a pair of French doors accessing an internal patio. At the far end of the kitchen, a guest loo, a utility room, and a secluded study complete the ground floor.



The Bedrooms

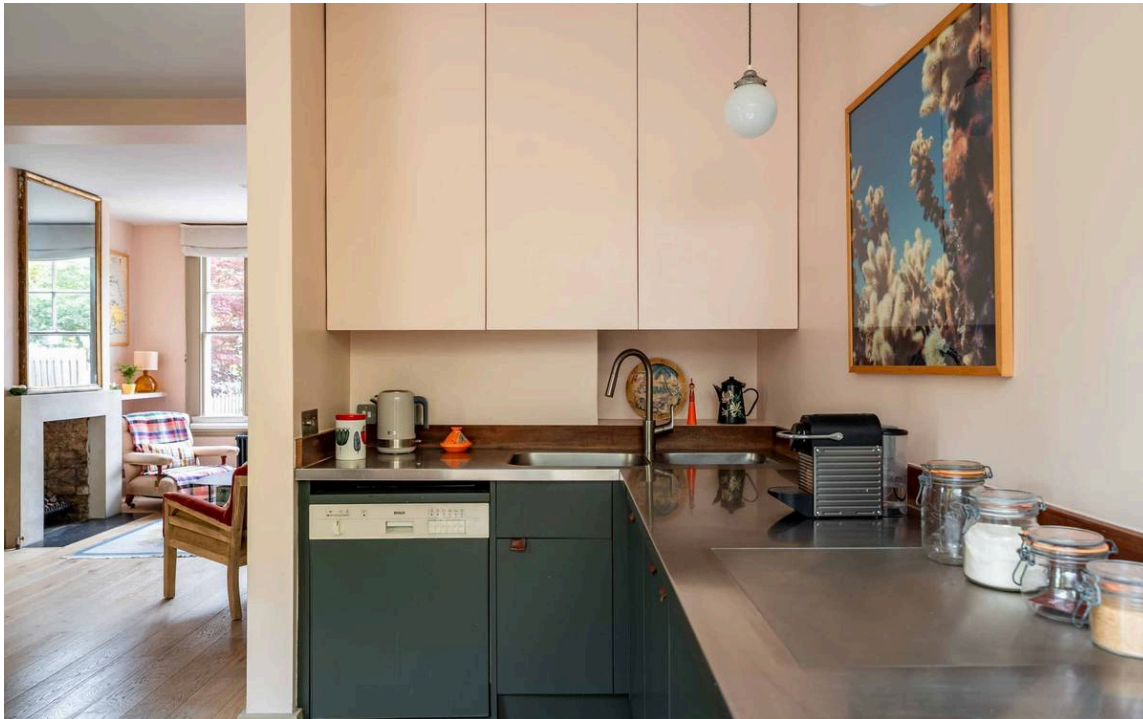
Upstairs, on the first floor, a pair of bedrooms share a bathroom. The larger bedroom has built in storage and views over the garden square. Upstairs again, on the second floor, a generous third bedroom includes an ensuite bathroom.





The Design

The house has been thoughtfully extended to optimise the sense of space and light, as well as the storage options. In addition, the wooden floors and modern features add to the stylish interior.





Outdoor Spaces

The house benefits from a front drive with off-street parking for one car, as well as an internal patio with wooden decking. The property opens onto a small, communal garden square, providing leafy views, access for dogs and a village-like community with the neighbouring properties.

The Neighbourhood

The property is within walking distance of Westbourne Park and Ladbrooke Grove underground stations. In addition, the Grand Union canal is in easy reach, as well as the historic Kensal Green Cemetery. Finally, the restaurants and bars of the Portobello Road make this a popular and lively neighbourhood.



img 1

Entrance Hall

img 2

Front Facade

Barlby Gardens, W10


Approximate area
127.4 sq m / 1371 sq ft

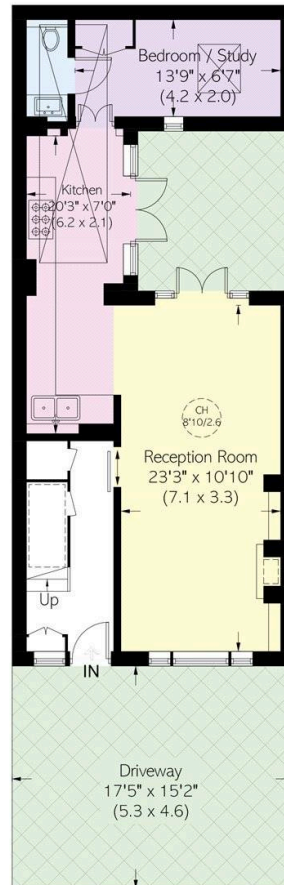
**Including limited use area /
Eaves Storage**
(16.1 sq m / 173 sq ft)

Approximate external area
37.6 sq m / 406 sq ft

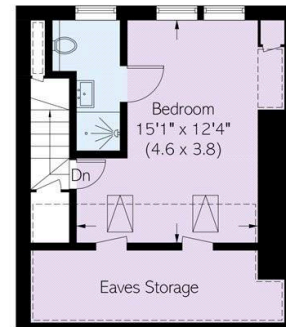
**RUSSELL
SIMPSON**

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.

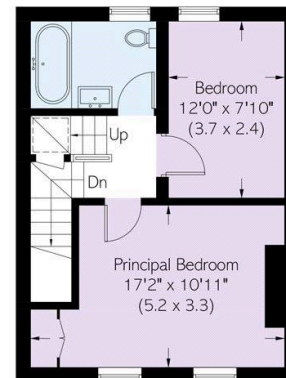
 = Reduced head height below 1.5m



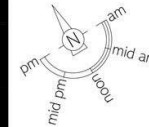
Ground Floor



Second Floor



First Floor



**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk