

RUSSELL SIMPSON

Attractive five-bedroom family home
with spacious living areas and garden
studio

BALLIOL ROAD
NORTH KENSINGTON W10



Balliol Road
North Kensington W10

£3,250,000

BEDROOMS 5	INTERNAL 3,029 SQ FT	OUTDOOR 700 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 2	281 SQ M	EPC D	COUNCIL TAX Band G
BATHROOMS 4		TENURE Freehold	



The Property

Bright and beautiful house on a sought-after street a short walk away from Kensington Memorial Park.

Stepping into the house on the ground floor, the entrance hall leads through to a large reception room. This includes high ceilings, wooden floors and a broad bay window bringing in extra light.

At the far side the house there is a generous open-plan kitchen and dining room. Sliding French doors lead out into the garden, while an overhead skylight illuminates the dining table and hidden study area. A guest WC completes this floor.





Downstairs there is a family room that is well-lit from full-length French doors opening onto a patio. This flexible space can also be used as an exercise studio or home office. Otherwise, this floor offers a WC, a convenient utility room, a bedroom with ensuite bathroom, and copious wardrobe space.

The house is in presented good condition, with spacious rooms decorated in a comfortable contemporary style.





The Bedrooms



The principal bedroom on the first floor has an ensuite bathroom with both shower and bath. There are two more bedrooms on this floor, sharing another bathroom. The second floor offers a fourth bedroom, as well as an additional bathroom.





BANDHAM

Outdoor Spaces & The Neighbourhood

The house includes a generous west-facing garden with a paved patio, a lawn and a garden studio.

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.



APPROXIMATE INTERNAL AREA

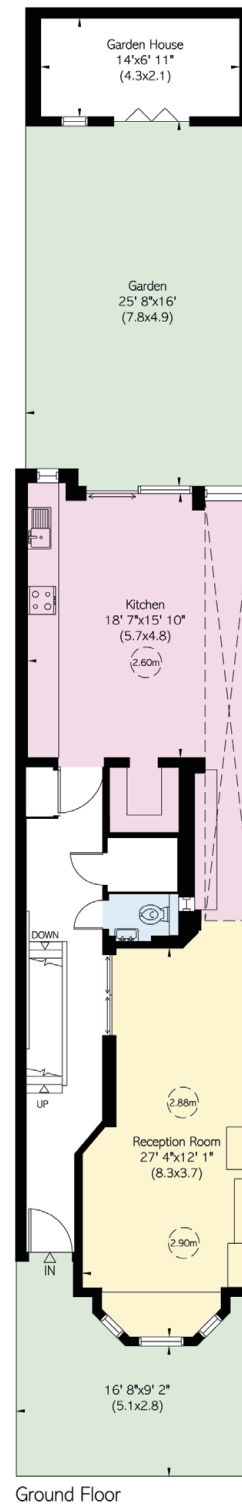
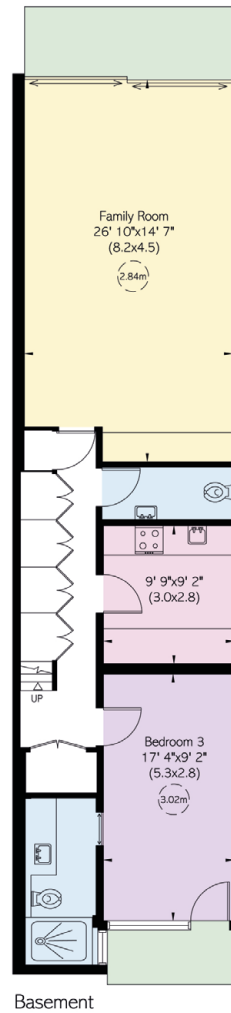
3,029 SQ FT / 281 SQ M

INCLUDING LIMITED USE AREA

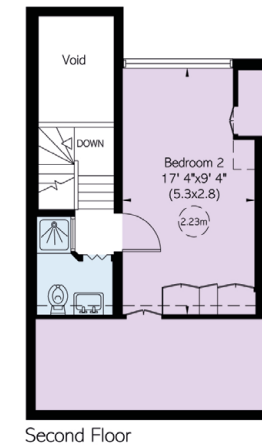
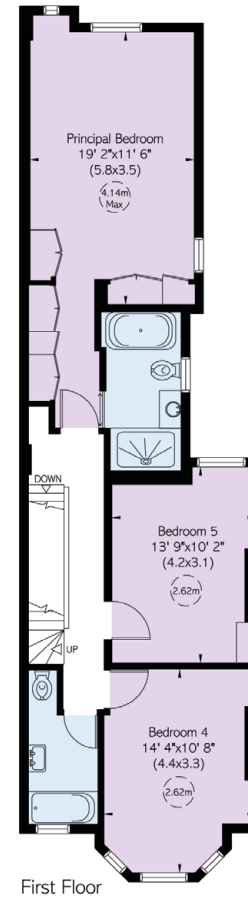
133 SQ FT / 12 SQ M

OUTSIDE AREA

700 SQ FT / 65 SQ M



Reduced head height below 1.5m





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