



Barlby Road, North Kensington, London W10 .| £695,000

- Private Garden
- Super charming three bedroom home
- Private entrance
- Quick access to Notting Hill

- Walking distance to Kensal Rise
- Moments to local convenience stores



"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Kate Brookfield x Vita Properties present this extremely charming three bedroom maisonette with private garden on Barlby Road, North Kensington W10.

Exceptionally well positioned for quick access to all Notting Hill and Kensal Rise amenities, this very well presented home offers good internal spaces and an inviting blend of contemporary and classic interiors which remain sympathetic to the age of the building and its original details.

With entrance at ground floor level, the pretty facade is partially protected by a beautiful climbing passion fruit tree which bears fruit in the summer months. Benefiting from a private front door, an internal staircase leads you to the first floor, where you immediately enter a very open and bright living space. The bay window to the front offers three original sash windows and wooden floors run seamlessly to the recessed kitchen located to the rear of the space. Enjoying views to the gardens, the sage green shaker units give a slight pop of colour and the area is finished with Smegg appliances.

Further throughout, three well proportioned double bedrooms and a full bathroom with shower and separate freestanding tub.

The private, gated garden space complete with large shed, mature shrubs and crab sole tree is accessed via a small staircase down from the first floor (exit via the kitchen).

Barlby Road is located within neighbourly community and served by several local high streets in both North Kensington and Ladbrooke Grove. The location is within a 10 minute walk of Golborne Road and Portobello Road, as well as being walking distance to Kensal Rise.



Kate Brookfield

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🏠 Flat  
🔑 Leasehold  
🛋️ x 3  
📺 x 1  
🔪 x 1

SCAN FOR  
A VIDEO  
WALKTHROUGH





"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

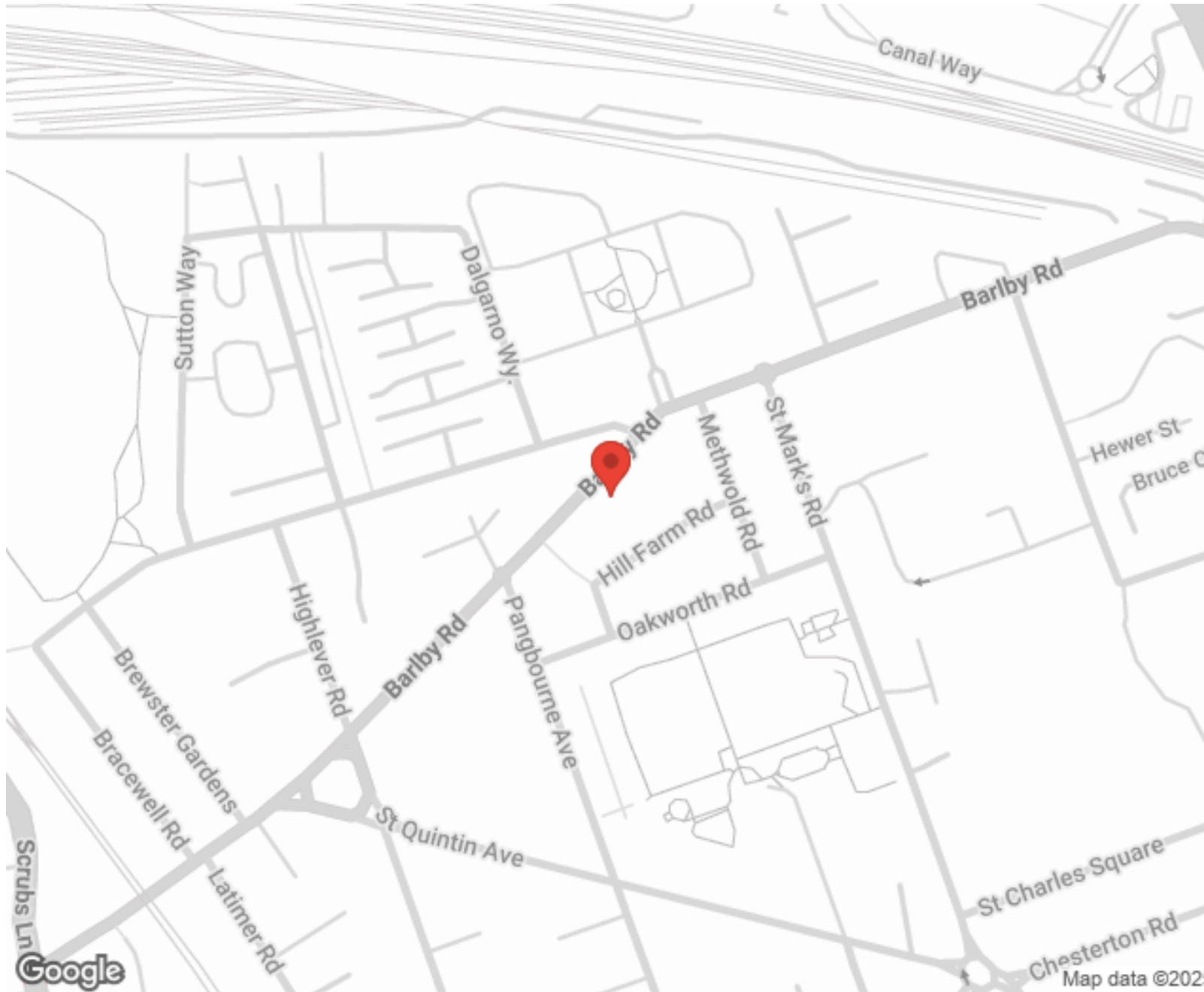
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**MORE INFO, PICTURES,  
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OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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4.9 Stars | 132 Reviews

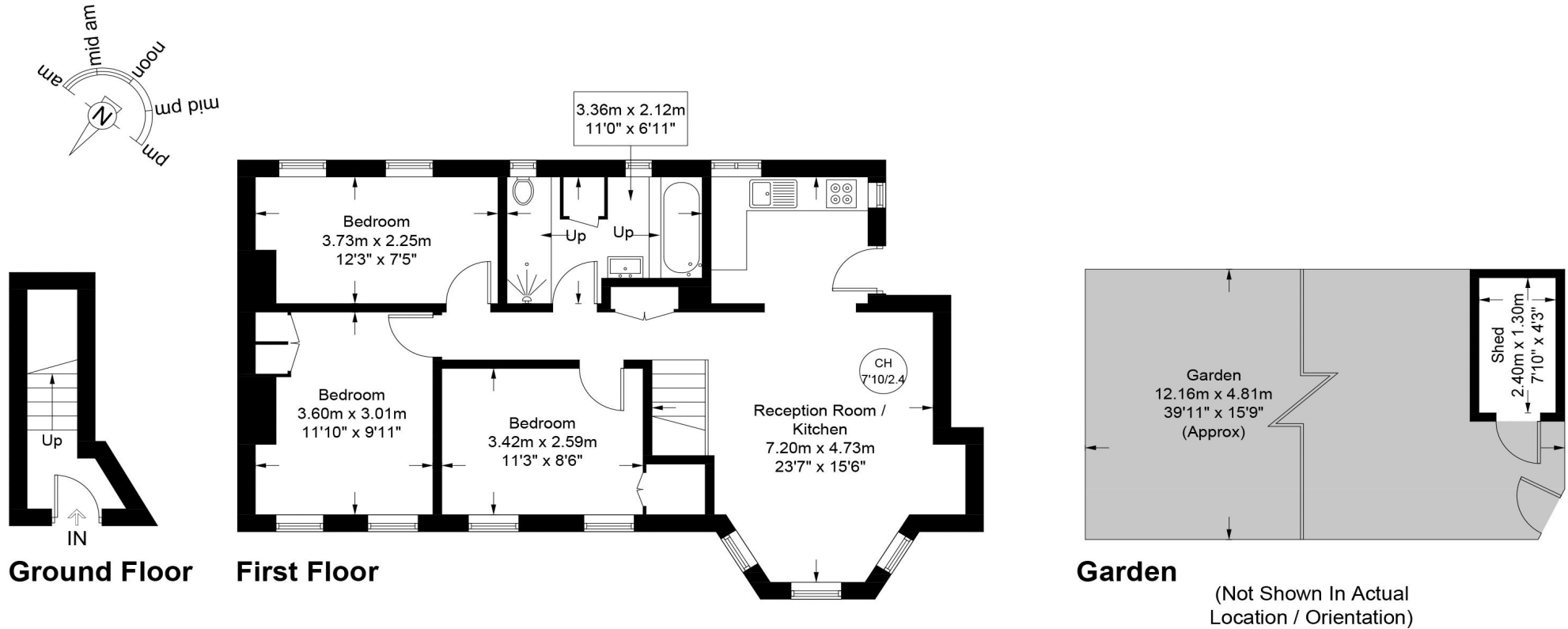
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# Barlby Road, W10

Approximate Gross Internal Area = 825 sq ft / 76.7 sq m

Shed = 33 sq ft / 3.1 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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