



NORTH POLE ROAD, W10
OFFERS OVER £400,000 SHARE OF FREEHOLD

Winkworth



NORTH POLE ROAD, W10

Set on the second and third floors of a period building in the heart of North Kensington, this duplex flat offers an exciting opportunity for a purchaser looking to undertake a full modernisation project and create a bespoke home in a prime W10 location.

The accommodation is arranged over the upper two floors and currently comprises a well-proportioned bedroom, a bathroom, a generous living room, and a large eat-in kitchen, providing excellent volume and clear scope for reconfiguration. The property further benefits from a private roof terrace, a valuable feature that has the potential to become a standout entertaining space once renovated. In addition to the main duplex, there is a separate extra room located on the first floor landing of the building, offering excellent flexibility as a home office, study, bedroom or creative space. This area benefits from its own WC and storage, making it particularly useful for those seeking separation from the main living accommodation. The property is in need of full renovation throughout, presenting a blank canvas for an incoming buyer to redesign and modernise to their own specification, whether as a long-term home or an investment opportunity.



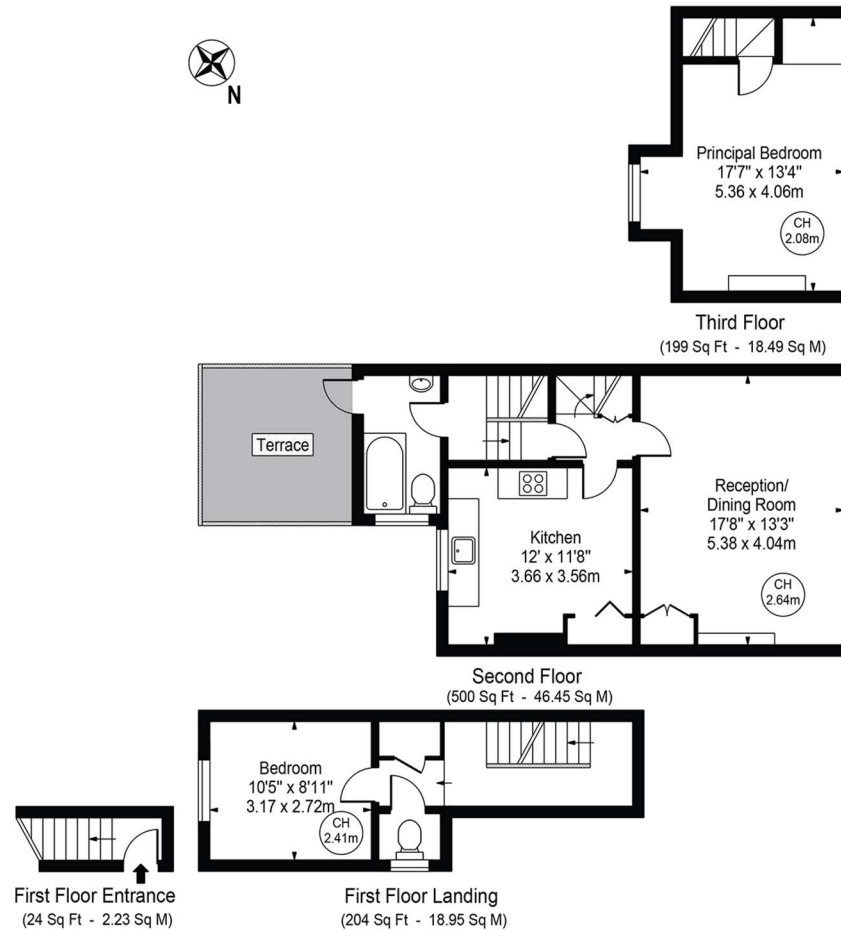
North Pole Road is ideally positioned within the heart of North Kensington, moments from the vibrant and eclectic mix of cafés, independent shops and restaurants found along Portobello Road and Golborne Road. The open green spaces of Kensington Memorial Park are also close by, offering landscaped gardens, sports facilities and a welcome escape from city life.

Transport links are excellent, with Latimer Road Underground Station and Wood Lane Underground Station both nearby, providing access to the Circle, Hammersmith & City and Central lines, along with a variety of local bus routes connecting to Notting Hill, Shepherd's Bush and the West End.



North Pole Road

Approx. Gross Internal Area 927 Sq Ft - 86.12 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

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