



BARLBY ROAD, W10
£375,000 LEASEHOLD

A GREAT MODERN TWO BEDROOM APARTMENT CLOSE TO PORTOBELLO ROAD

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This spacious one bedroom first floor apartment has been cleverly designed with an open plan kitchen/living room, a large double bedroom and spacious bathroom. The property is ideal for a first time buyer or a rental investor looking for an attractive yield.

Transport links can be found close by at Ladbroke Grove (Hammersmith & City line towards Paddington and Liverpool Street station) and Kensal Green (Bakerloo line) underground stations, as well as a variety of shops, cafes and restaurants on Portobello Road and Chamberlayne Road.

AT A GLANCE

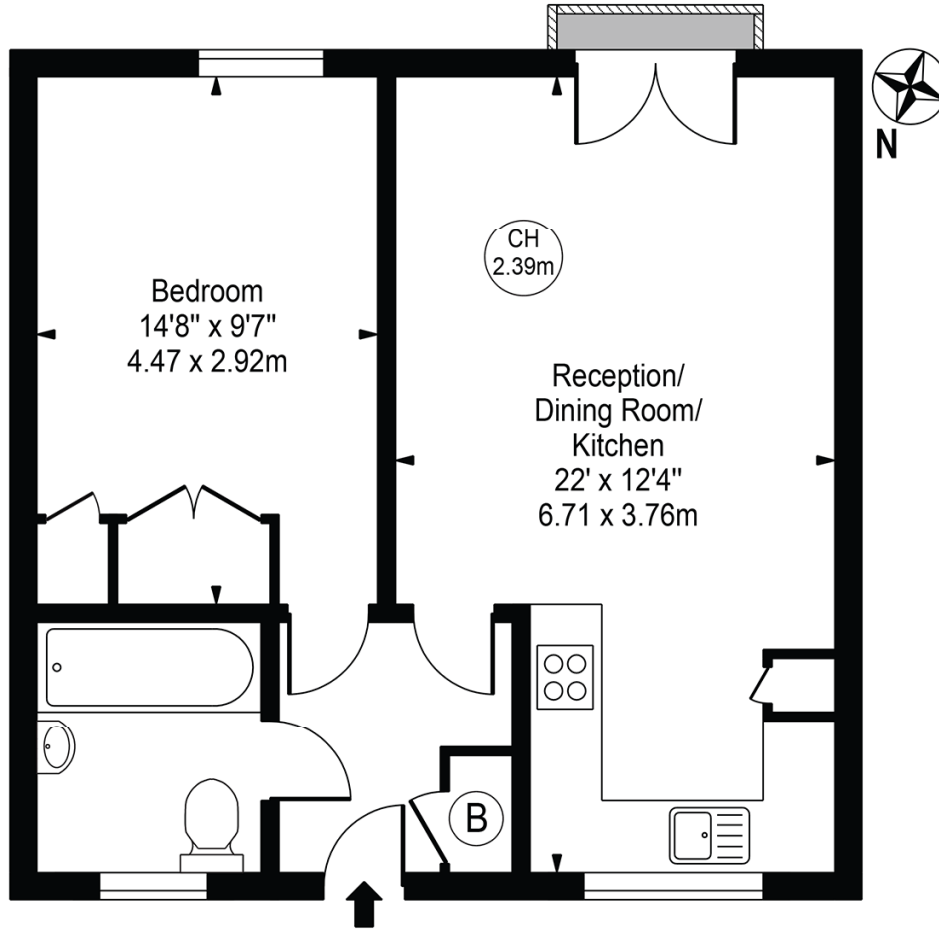
- First Floor Flat
- New Build
- One Bedroom
- Large Open-Plan Reception/Kitchen
- Balcony
- EPC Rating B
- Leasehold 108 Years
- Service Charges c £2058 pa
- Ground Rent TBC





Barlby Road

Approx. Gross Internal Area 495 Sq Ft - 45.99 Sq M



First Floor

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

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold
Term: Expires - 05/02/2132
Service Charge: £2057.76 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.