



Barlby Road, W10

£825,000 Leasehold

A spacious purpose built ground floor flat benefiting from its own entrance and large south facing garden. This three bedroom property, with wood flooring is in need of refurbishment. It comprises of an entrance hall, reception room, separate kitchen, three bedrooms, a family bathroom and benefits from front and rear gardens. Barlby is located in the heart of North Kensington and is within easy reach of Portobello, Golborne Road, Westfield Shopping Centre, whilst being a short stroll away from Kensington Memorial Park. It is equidistant to Latimer road, Ladbrooke Grove and White City underground stations.

3 Bedrooms | 1 Reception Room | 1 Bathroom

North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

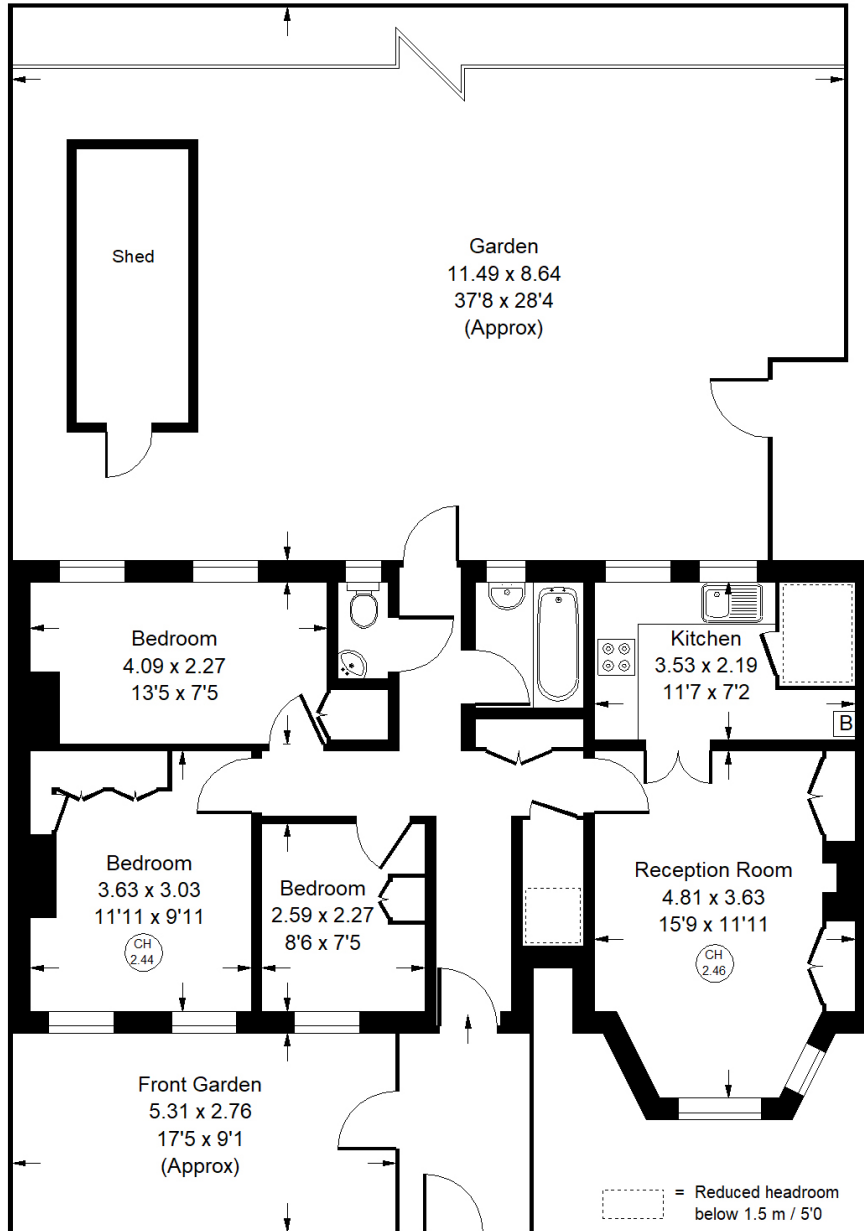
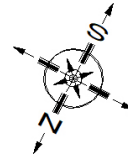
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Other offices Kensington - Notting Hill

mountgrangeheritage.co.uk

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Approx Gross Internal Area
69.8 sq m / 751 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Energy performance certificate (EPC)

Barlby Road
LONDON
W10 6AP

Energy rating

D

Valid until: **28 May 2034**

Certificate number: **2189-3038-3205-1084-4200**

Property type

Ground-floor maisonette

Total floor area

69 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.