



HILL FARM ROAD, W10
PFFERS OVER £850,000 LEASEHOLD

Winkworth

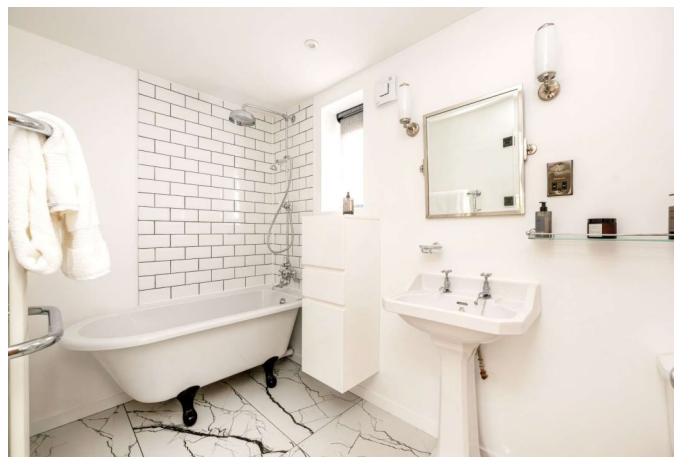


HILL FARM ROAD, W10

An exceptional first-floor purpose-built apartment, beautifully positioned on a peaceful and highly sought-after residential street, offering its own private entrance, a stunning west-facing garden and an impressive sense of space throughout. Having been meticulously renovated to an exacting standard, with no expense spared, the property effortlessly blends elegant contemporary design with practical family living.

Flooded with natural light and finished with an impeccable attention to detail, the accommodation is both stylish and wonderfully proportioned. A welcoming entrance leads to a superb reception room, ideal for both relaxing and entertaining, whilst a beautifully appointed kitchen provides a sleek and functional heart to the home. There are three generous bedrooms and a luxurious family bathroom, all presented in turnkey condition.

Further enhancing the appeal is the sole use of a substantial loft space, together with extensive side and rear gardens that create a rare oasis of tranquillity in this vibrant London neighbourhood. The west-facing aspect ensures glorious afternoon and evening sunshine, making the outdoor space perfect for al fresco dining, entertaining guests or simply unwinding at the end of the day.

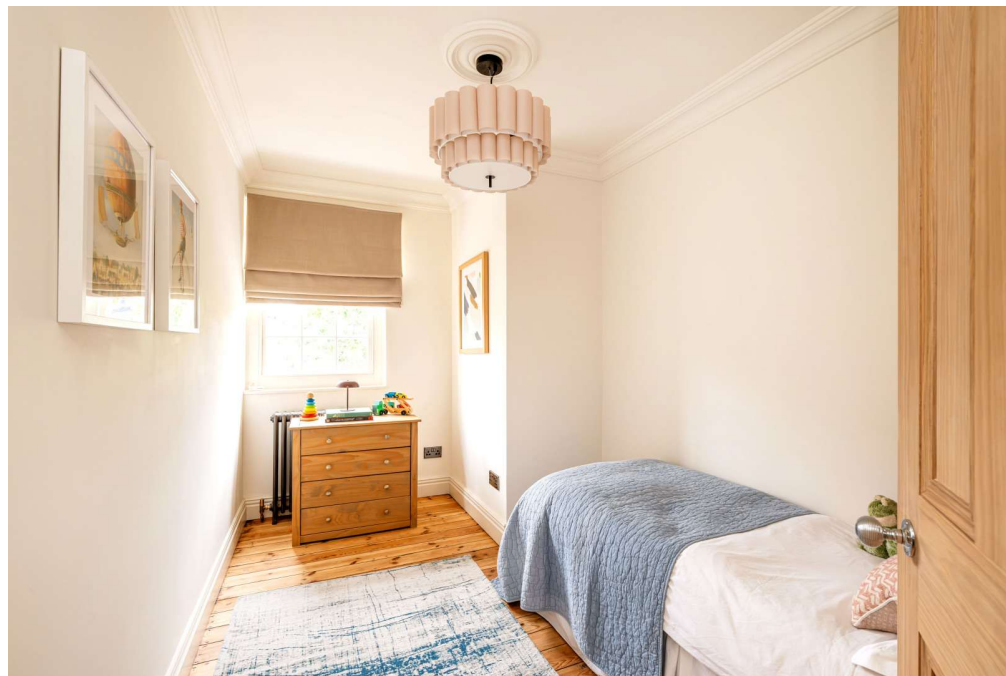


Hill Farm Road is ideally situated in the heart of North Kensington, moments from the renowned boutiques, cafés and restaurants of Portobello Road and Golborne Road. Westfield London is also within easy reach, whilst the open green spaces of Kensington Memorial Park are just a short stroll away. Excellent transport connections can be found at Latimer Road, Ladbroke Grove and White City Underground stations, providing swift access across London.

Leasehold 86 years and 11 Months

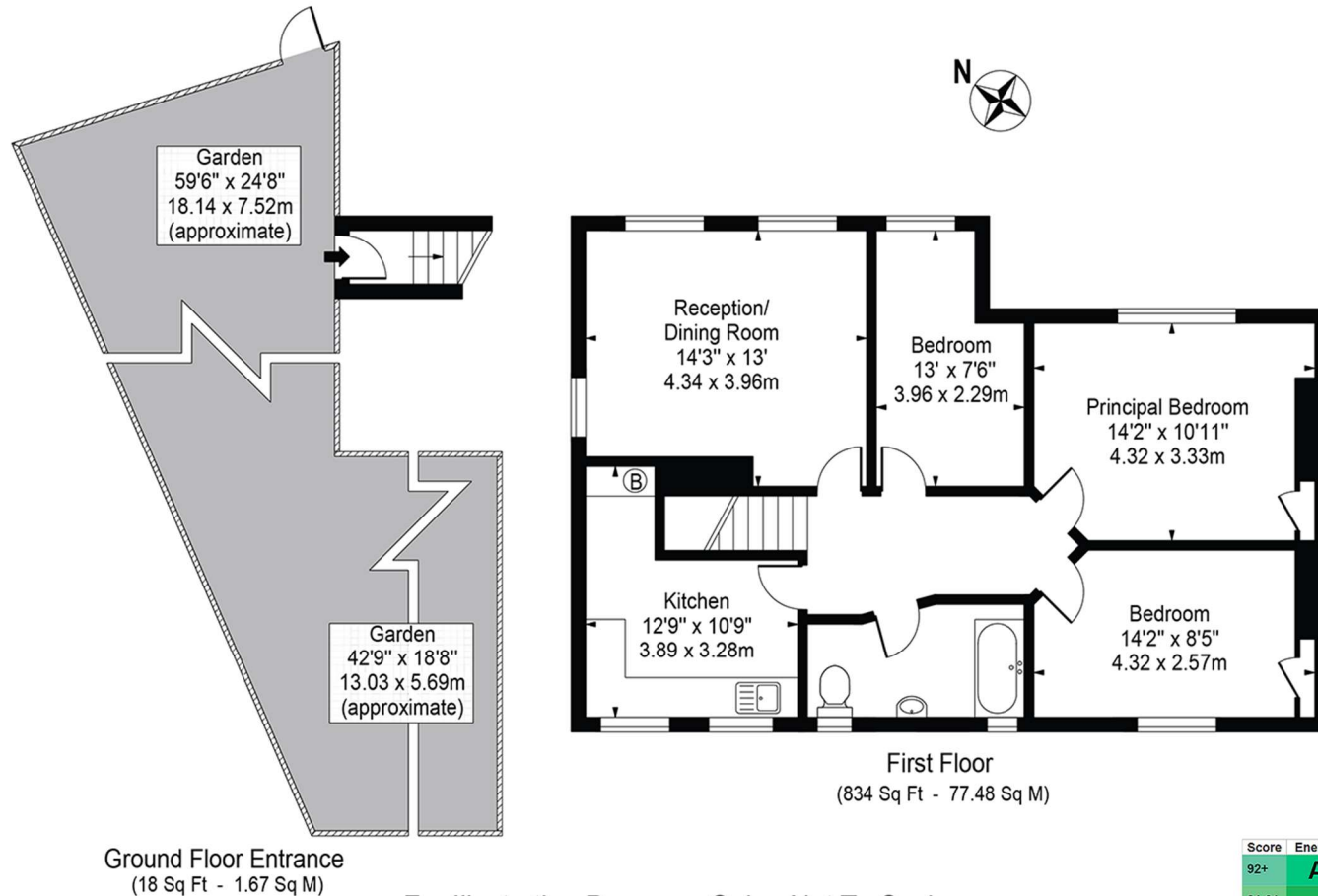
Service Charges: £2,000

Ground Rent: £10



Hill Farm Road

Approx. Gross Internal Area 852 Sq Ft - 79.15 Sq M



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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