



Barfett Street, London

W10



Beyond your expectations

Well presented two bedroom end of terrace house

Hamptons International

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End of terrace period house | Two bedrooms | Bathroom | Kitchen/reception room | Garden

Asking Price £765,000 Freehold

Description

A beautifully presented two bedroom end of terrace house on a quiet street in the highly sought after Queens Park conservation area. The house has been recently renovated to a high standard, with an open plan kitchen/reception room on the ground floor opening on to a private rear garden. The bathroom is at the rear of the property and has been recently updated with exquisite Moroccan tiling. Both the bedrooms are on the first floor of the property. The house is in excellent condition which would also make it an ideal rental investment.

Location

The house is ideally positioned in Zone 2, between Queen's Park and Kensal Rise; providing convenient access to local amenities such as grocery shops, delicatessens, restaurants, parks and gastro pubs. Jubilee Sport Centre provides a 25m pool, gym, indoor courts and crèche. Portobello market and Golborne Road are within easy reach across the canal bridge, which also leads all the way to Camden. Transport links are catered for by Queen's Park, Westbourne Park and Kensal Green Tube stations, providing access to Oxford Circus, Paddington and Kings Cross. East London and the City can be reached from Kensal Rise Overground.

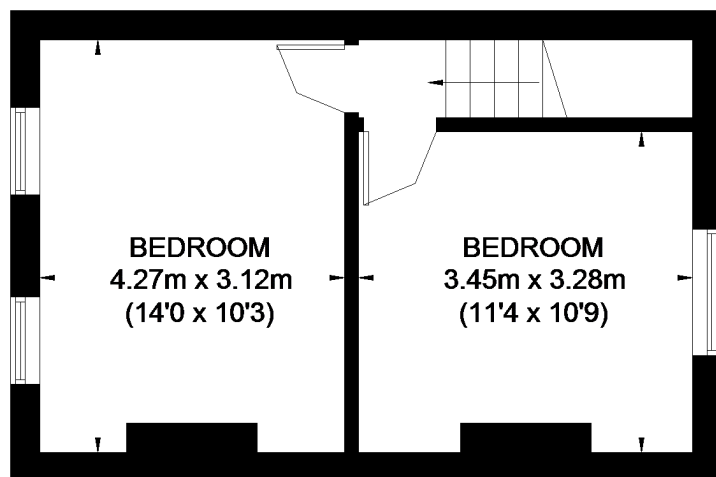
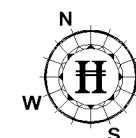
Additional Information

Please call us between our extended opening hours of 6pm - 9pm to arrange an appointment to view.

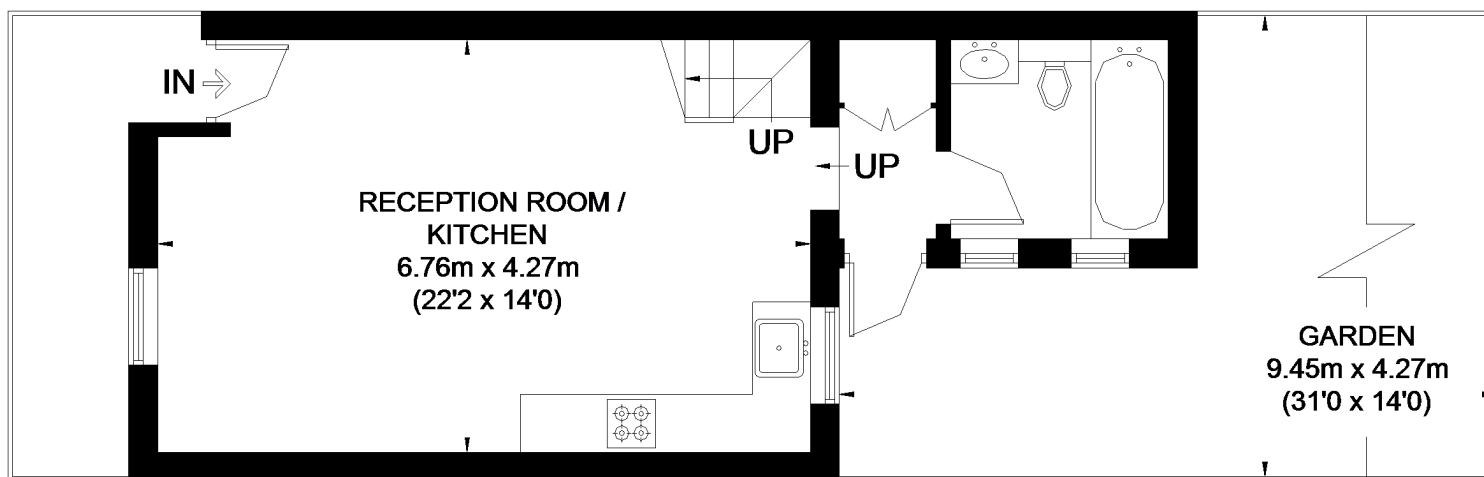


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

BARFETT STREET



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA

TOTAL = 700 SQ. FT. (65 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID256341)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

