



19 Balliol Road, London
£2,995,000

RIGBY &
MARCHANT



19 Balliol Road

Tucked along the leafy stretch of Balliol Road, this handsome Edwardian terrace captures the quiet charm that defines this corner of North Kensington. Red-brick façades and a sense of residential calm set the tone, while behind a distinctive blue front door, a four-bedroom family home unfolds with a confident blend of heritage and contemporary design.

Inside, the sense of volume is immediate. An expansive footprint gives rare lateral space at ground level, where an open-plan reception room and kitchen has been carefully composed for both everyday living and entertaining. Period details anchor the room – including ornate cornicing and a fireplace – while oversized diamond-pattern floor tiles with under floor heating, exposed brickwork and a considered palette of pale blues introduce a tactile, modern feel to the setting. The kitchen is an inviting culinary setting. A traditional butler sink, range oven and open shelving evoke classic utility, while cabinetry in a soft mint hue is paired with lapis-toned tiling for a bold injection of colour. Every detail has been considered: storage is seamlessly integrated, ensuring the aesthetic remains clean and uncluttered. An integrated Sonos system runs throughout the home, providing an effortless soundtrack to both lively occasions and quieter moments.

To the rear, the house opens into a striking conservatory extension. Framed in glass and flooded with natural light, this additional living space is designed for year-round enjoyment with bi-fold doors that open out to the private garden beyond. Verdant planting and a thoughtfully arranged dining terrace create a natural setting for summer gatherings.

Upstairs, a continuous wall of exposed brickwork draws the eye along the first-floor corridor. Here, a light-filled office provides a calm, focused workspace, while a separate laundry room adds a layer of practical convenience. Towards the rear, a serene bedroom suite overlooks the garden, where large windows invite in soft natural light. Built-in wardrobes are neatly incorporated, maintaining the room's sense of openness. Adjacent, an en suite bathroom is finished with a sleek tiling.

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The spacious principal bedroom is an elegant retreat, with ornate cornicing and painted timber flooring. Extensive built-in storage ensures a sense of order, while the eye is naturally drawn to the in-room en suite bathroom – featuring a sculptural freestanding bathtub positioned beneath a large sash window. As you reach the top floor, a skylight above the stairwell draws daylight deep into the home, enhancing the sense of brightness throughout. One bedroom is set within the vaulted eaves – a remarkably bright setting, with a row of windows seamlessly integrated into the angled roof. A short flight of steps leads to the fourth bedroom, a charming retreat tucked into the uppermost level. Clever eaves storage maximises functionality, while an en-suite bathroom is finished with vivid pink metro tiling.

Moments from the vibrant energy of Portobello Road and Golborne Road, the home enjoys immediate access to an eclectic mix of boutiques, cafés and eateries that define this sought-after neighbourhood. A number of green spaces are also within easy reach, offering welcome pockets of calm amid the city. For connectivity, Latimer Road Tube Station is close by, providing swift access across London via the Circle and Hammersmith & City lines, while the nearby A40 road offers a direct route to Oxfordshire and beyond.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Four-bedroom Edwardian family home on a quiet, tree-lined street
- Open-plan reception and kitchen with excellent lateral space
- Conservatory extension with bi-fold doors to private garden
- Bespoke kitchen with butler sink, range cooker and integrated Sonos
- Principal suite with freestanding bath and built-in storage





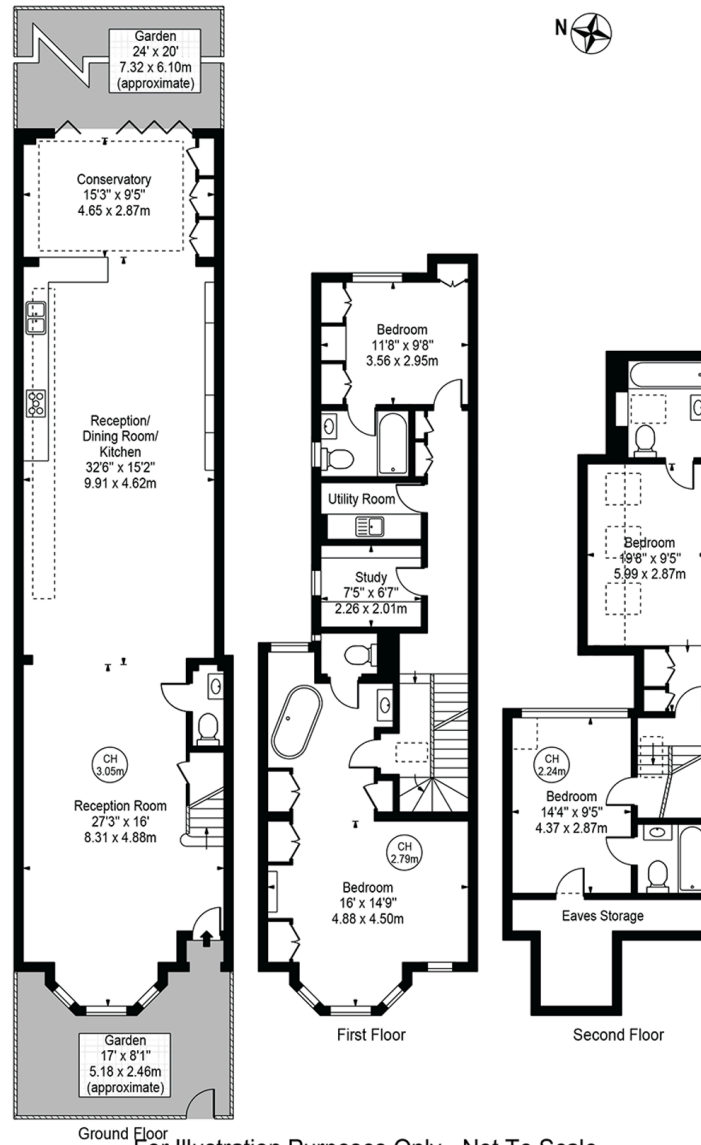
Balliol Road

Approx. Total Internal Area 2326 Sq Ft - 216.09 Sq M

(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 2195 Sq Ft - 203.92 Sq M

(Excluding Eaves Storage & Restricted Height Area)



Ground Floor

First Floor

Second 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.



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