



# Highlever Road

North Kensington W10





Situated on the quiet, tree-lined Highlever Road, this wonderful family home offers excellent living and entertaining space. A charming front garden sets the house back from the road and leads into a bright, welcoming entrance hall. The modern kitchen flows seamlessly into the reception room and out to the garden, creating an open and inviting space. Upstairs, there are two generous bedroom suites, two further bedrooms, and a family bathroom.

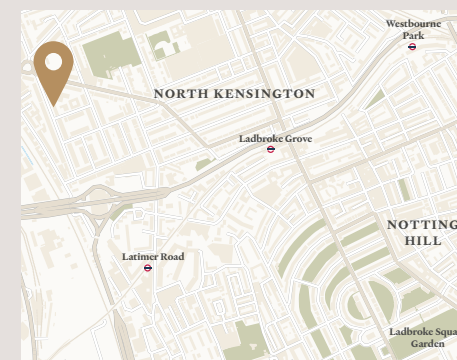






## Location

Ideally positioned for the shops and restaurants of Golborne Road, Ladbrooke Grove, and Portobello Road, the house is also within easy reach of Ladbrooke Grove, Latimer Road, and White City underground stations (Central, Circle, and Hammersmith & City lines). In addition, it offers excellent road connections via the nearby A40, providing easy access to the west.



## Accommodation

- Entrance Hall
- Kitchen/dining room
- Reception room
- Cloakroom
- Principal bedroom suite
- Two further bedrooms, one en suite
- Bedroom/study
- Family bathroom
- Private garden

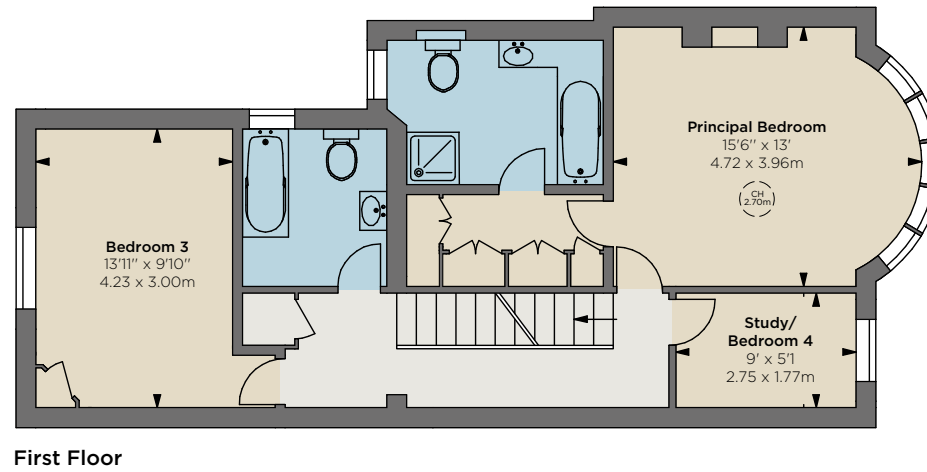
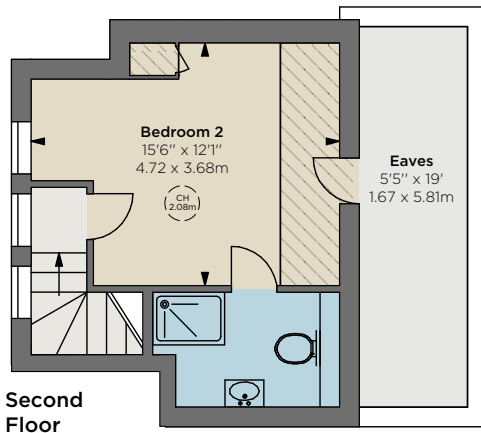
## Terms

**Tenure:** Freehold

**Local Authority:** The Royal Borough of Kensington & Chelsea

**Council Tax:** Band G





## Approximate Gross Internal Area

1,758 sq ft / 163.4 sq m

excluding eaves, including 5.4 sq m of under 1.5m area

## Approximate Eaves Area

103 sq ft / 9.57 sq m

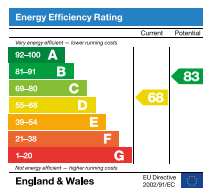
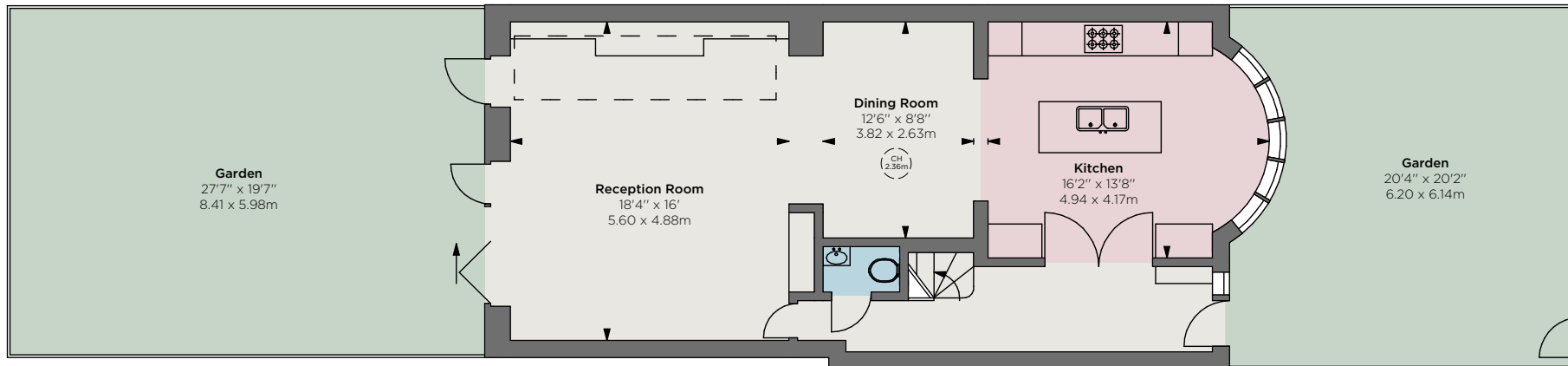
## Total Approximate Gross Internal Area

1,861 sq ft / 172.97 sq m

- = Eaves
- Hatched Area: Under 1.5m
- CH: Ceiling height

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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