



Addison Avenue, W11

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AN ELEGANT LOW BUILT AND WIDE
THREE BEDROOM (NON-LISTED)
HOUSE WITH A WEST FACING
GARDEN IN THIS MOST SOUGHT
AFTER HOLLAND PARK ADDRESS.

The property has enormous character and charm, with a generous conservatory extension on the lower ground floor leading out to the garden. There is a loft extension, which could be further improved subject to the necessary consents.

Addison Avenue is acclaimed as one of the prettiest streets in London and has always been tremendously in demand. The houses were built in pairs in the early 19th century, with those on the southern section remaining non-listed. It is in a superb location and is conveniently positioned only moments away from the café culture and excellent transport links on Holland Park Avenue with the underground station offering direct access to the City and West End. The open spaces of Holland Park are also within a few



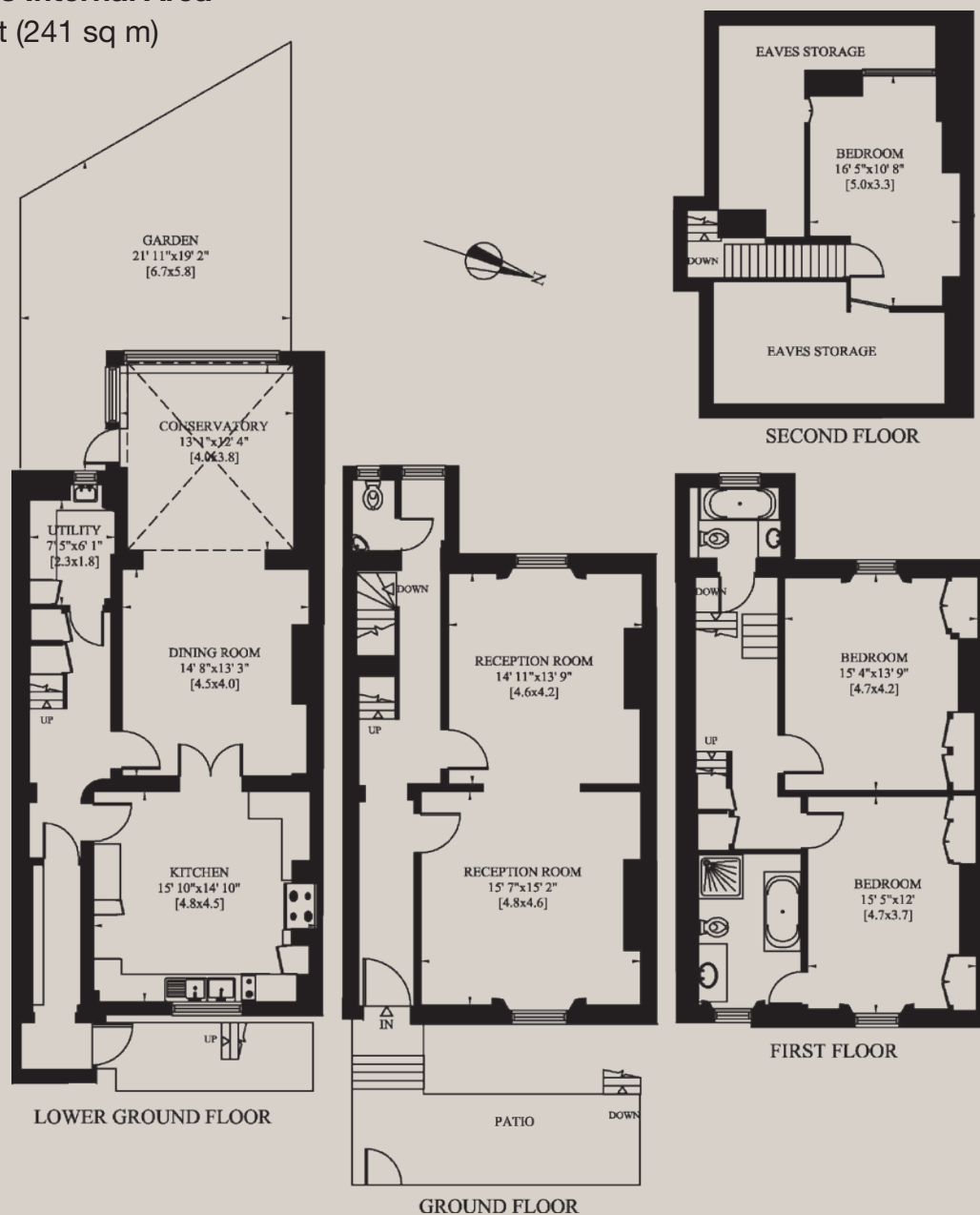
minutes` walk as is The Westfield shopping complex with an overground link to Clapham Junction.

N.B. Please note images are as previously decorated.



Approx. Gross Internal Area

2,597 sq ft (241 sq m)



Terms

Tenure Freehold

EPC Rating D

Local Authority The Royal Borough of Kensington and Chelsea

Price £3,750,000 Subject to Contract



The accommodation comprises

- Three bedrooms
- Two reception rooms
- Kitchen
- Dining room
- Conservatory
- Two bathrooms

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For clarification purposes we wish to inform all interested parties that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings