



Upper Addison Gardens
Kensington, W14





Set within a well-maintained period building, this bright and stylish two-bedroom flat offers elegant living in the heart of Holland Park.

The property boasts a spacious reception room with direct access to a charming south-facing roof terrace, offering tranquil views over a church and landscaped communal gardens.

The layout includes a separate, fully fitted kitchen, two generous double bedrooms, and a modern bathroom.

Upper Addison Gardens is ideally positioned just off Holland Park Avenue, surrounded by boutique shops, cafes, and restaurants. Westfield shopping centre is also nearby, and excellent transport links are available via Holland Park and Shepherd's Bush stations.

- Beautifully presented two-bedroom flat
- Private south-facing roof terrace
- Access to stunning communal gardens
- Prime Holland Park location (Kensington & Chelsea)

Guide Price £825,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	57 D
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold 80 years remaining
Service Charge: £2,600 p.a
Ground Rent: £0
Local Authority: Kensington and Chelsea
Council Tax Band: G

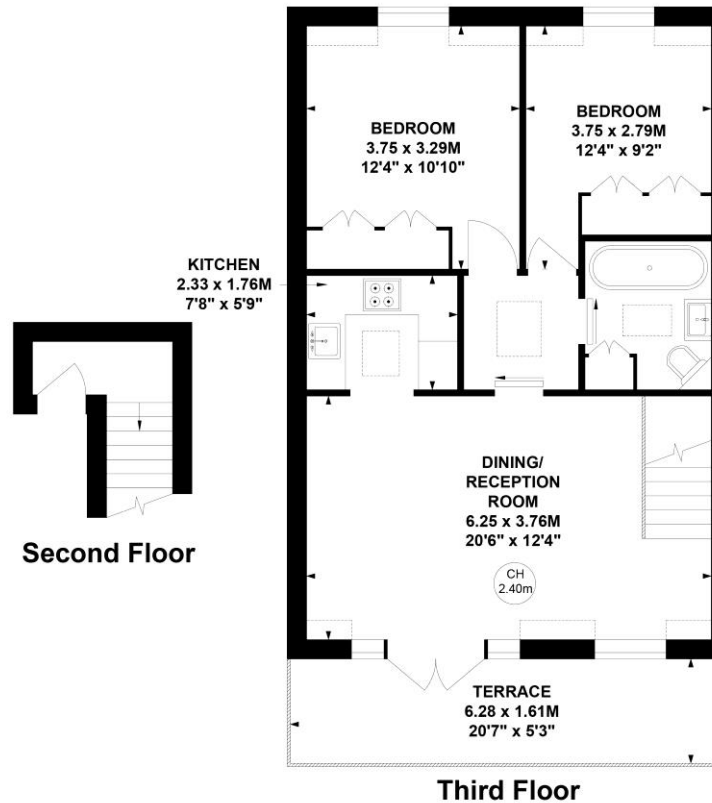
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Approximate gross internal area
66.0 sq m / 710 sq ft

Key :
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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