



{ ADDISON GARDENS BROOK GREEN W14
£2,000 PER WEEK AVAILABLE NOW




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Addison Gardens Brook Green
W14

£2,000 Per Week
Unfurnished

 **4 Bedrooms**
 **3 Bathrooms**
 **2 Receptions**

Features

- Newly Refurbished to a high Standard, -
Four Bedrooms, - Three Bathrooms, - Roof
Terrace, - Patio, - Excellent Schools
Catchment Area

Council Tax

Council Tax Band G

Hamptons

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{ A BEAUTIFULLY RENOVATED HOME

The Property

A beautifully renovated home sits prominently on a coveted street within Brook Green. This elegant Victorian residence boasts a chic front reception area branching off from the expansive hallway. Towards the back, a spacious, well-designed kitchen/dining space has been gracefully extended to accommodate seamless entertainment, unveiling onto a landscaped garden through bi-folding doors. Additionally, this level hosts a sizable cellar, currently utilized as a versatile playroom/storage, along with a commodious utility room. Ascending to the first floor reveals two bathrooms servicing two generously proportioned bedrooms, one featuring a lavish en suite equipped with dual sinks and a freestanding bathtub. A substantial roof terrace overlooks the atrium of rear gardens along the street. Ascending further, the top floor boasts two ample bedrooms and another bathroom servicing this level.

Location

Conveniently situated, the property enjoys proximity to an array of diverse grocery stores and independent eateries. Within a mile's radius lie popular destinations such as the Westfield Shopping Centre, while excellent transport links are provided by Goldhawk Road and Hammersmith stations, facilitating easy commutes in and out of the city.



ADDISON GARDENS

Approximate Gross Internal Area

Lower Ground floor = 320 sq. ft. (29.7 sq. m.)

Ground floor = 918 sq. ft. (85.3 sq. m.)

First floor = 786 sq. ft. (73.0 sq. m.)

Total = 2024 sq. ft. (188.0 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. ID 1031061

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures 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. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

