



**{ ADDISON ROAD LONDON W14**  
*£4,750 PER WEEK AVAILABLE 02/09/2024*

**Hamptons**




THE HOME EXPERTS



# { THE PARTICULARS

Addison Road London W14

**£4,750 Per Week**  
**Furnished**

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

## Features

- Three double bedrooms, - Two reception rooms, - Study/Bedroom, - Two bathrooms, - Two W/C, - Home office, - Modern, - Detached, - Garden, - Furnished, - Underground Parking Nearby

## Council Tax

Council Tax Band H

## Hamptons

8 Hornton Street  
Kensington, London, W8 4NW  
020 7937 9372  
KensingtonLettings@hamptons.co.uk  
www.hamptons.co.uk

# { A STUNNING THREE BEDROOM HOUSE WITH LARGE GARDEN AND PARKING

## The Property

Located in one of London's most affluent residential addresses, this exceptional three bedroom house embodies sophisticated living. The house was renovated to an extremely high standard, creating a stunning family home with extensive entertaining space. The living space, spanning around 2,915 square feet, comprises of a large master bedroom with a lavish modern bathroom and walk-in closet. Further two double bedrooms provide contemporary living with ample storage, a family bathroom, study/bedroom and two guest cloakrooms. The ground floor features a double reception room, with high ceilings, while the lower ground floor offers a welcoming second reception/cinema room, with a large open-plan kitchen. The icing on the cake includes a superb wide and deep west facing garden of substantial proportions, accessed from the ground and lower ground floor, amplifying the home's allure.

## Location

Addison Road is located in Holland Park and is one of the most prestigious streets in the area, with the glorious, open space of Holland Park only a short walk away and the bars, restaurants and shops of High Street Kensington and Notting Hill, as well as access to some of the area's top schools, Thomas's, Wetherby, Pembridge Hall and Norland Place close by.

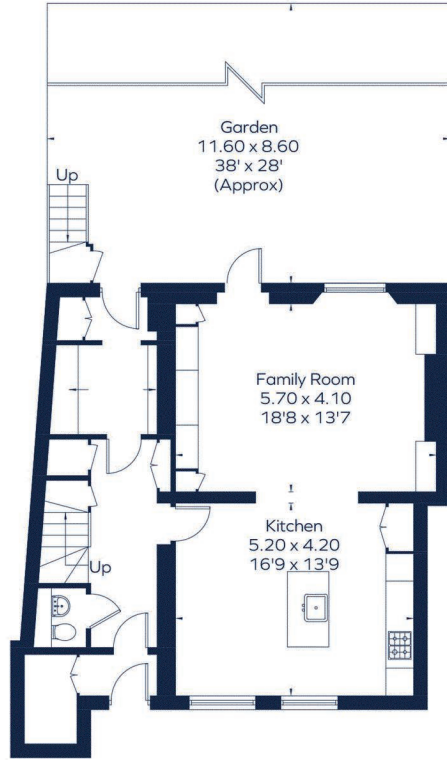


# ADDISON ROAD

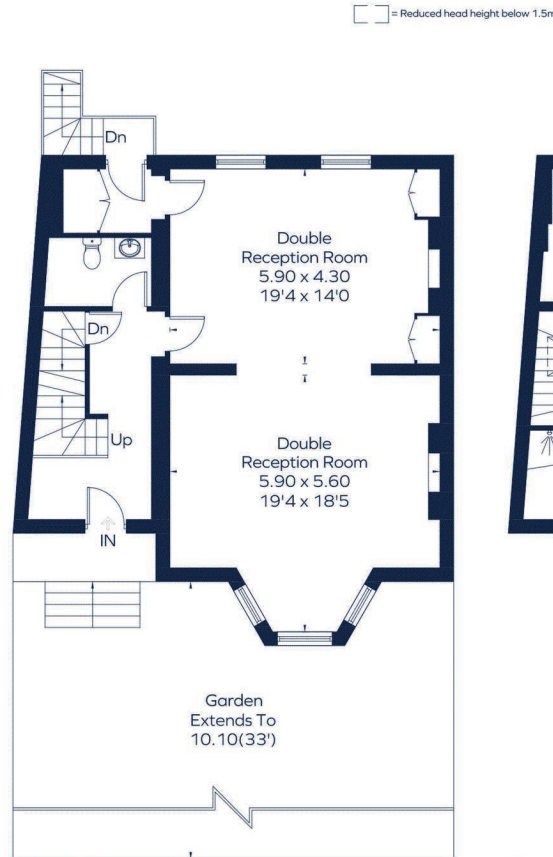
Approximate Gross Internal Area = 2901 sq. ft. (269.5 sq. m.) (excluding reduced headroom)

Reduced headroom = 14 sq. ft. (1.3 sq. m.)

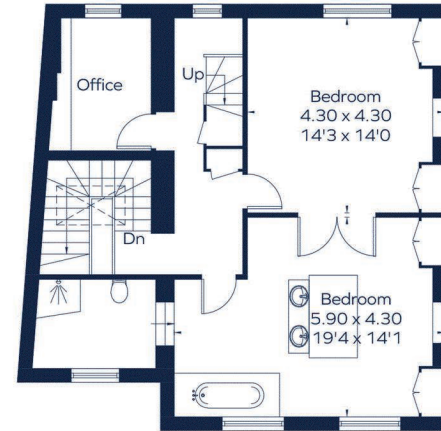
Total = 2915 sq. ft. (270.8 sq. m.)



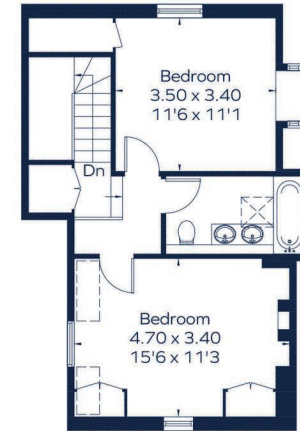
Lower Ground Floor



Raised Ground Floor



First Floor



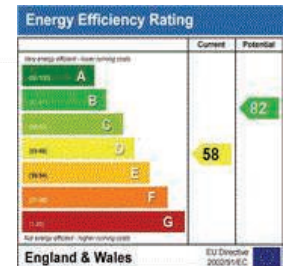
Second Floor

Drawn for illustration and identification purposes only.  
ID 1025291

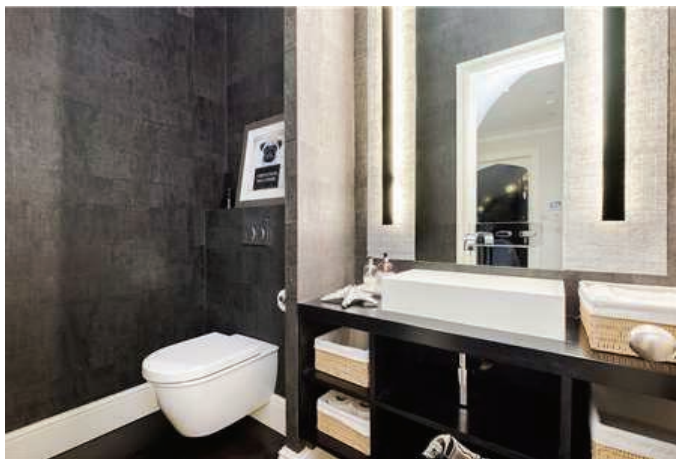
## For Clarification

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.







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