

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

Kerr&co



Addison Gardens, London W14

A wonderful opportunity to remodel and extend this handsome Victorian house in to a fine family home. The property offers scope to extend and reconfigure, subject to the grant of planning consent, back in to a substantial family home.

This elegant property currently provides just shy of 2,500 sq ft and has the potential for further enlargement subject to the grant of planning consent. Addison Gardens is a highly regarded street in Brook Green and is well placed for ease of access to both Hammersmith and Shepherd's Bush with their respective shopping, leisure and transport hubs.

Offers in excess of: £2,000,000 Freehold

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Addison Gardens, London W14 ODR

Elegant Dutch Gable End Victorian redbrick terrace house.

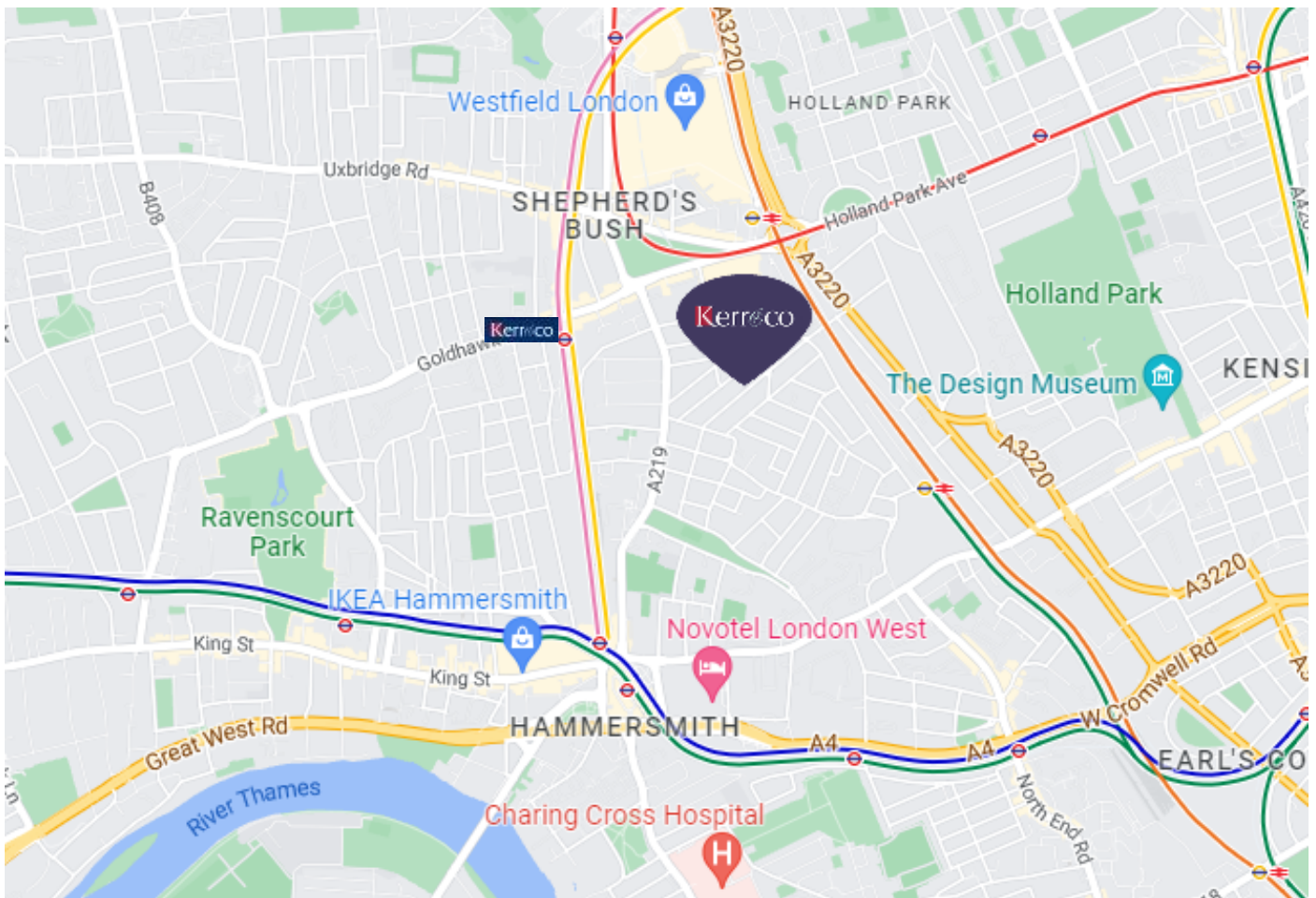
In need of modernisation and reconfiguration and would make a stunning substantial home.

Provides almost 2,500 sq .ft. with the potential to further enlarge subject to the usual consents.

Highly regarded residential street in the heart of Brook Green and moments away from the renowned Havelock Tavern.

As far as can be ascertained the current planning use seems to be as a single residence and the house is rated for council tax as a single residence although buyers should make their own enquiries in this regard.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Tenure and other pertinent information:

Freehold

EPC rating: E42

Parking: Residents parking permit

Council tax: Band G

Connected services and utilities: Mains water and drainage, gas, electricity, telephone and broadband.

Accessibility: Single step to main front door.

Addison Gardens, W14 0DR

Offers in excess of: **£2,000,000**

Dutch Gable End Victorian Terraced House

Approximate gross internal floor area: 2,465 Sq. Ft. (229 Sq. M.)

Reduced Headroom: 26 Sq. Ft. (2.4 Sq. M.)

Total internal floor area: 2,491 Sq. Ft. (231.4 Sq. M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.

No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance

Plan is for illustration purposes only. not to be used for valuations.

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