

Upper Addison Gardens, London, W14



A beautiful first floor apartment in Holland Park

Set on the first floor of a handsome period building, this two bedroom apartment has been designed and finished to exacting standards. The property enjoys wonderful light and views over the large communal garden, exclusively for the residents of Lower and Upper Addison Gardens.

Upper Addison Gardens is close to Holland Park and Notting Hill which offer plenty of shops, restaurants and cafes.

Holland Park is a short walk away. The nearest underground station is Holland Park (Central Line) and motorists will enjoy close proximity to the motorway routes towards the West and Heathrow Airport.



Guide price: £1,350,000

Tenure: Leasehold: approximately 981 years remaining

Service charge: £2,340 per annum. We have been unable to confirm the review period and date of next review. You should ensure you or your advisors make your own inquiries.

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G







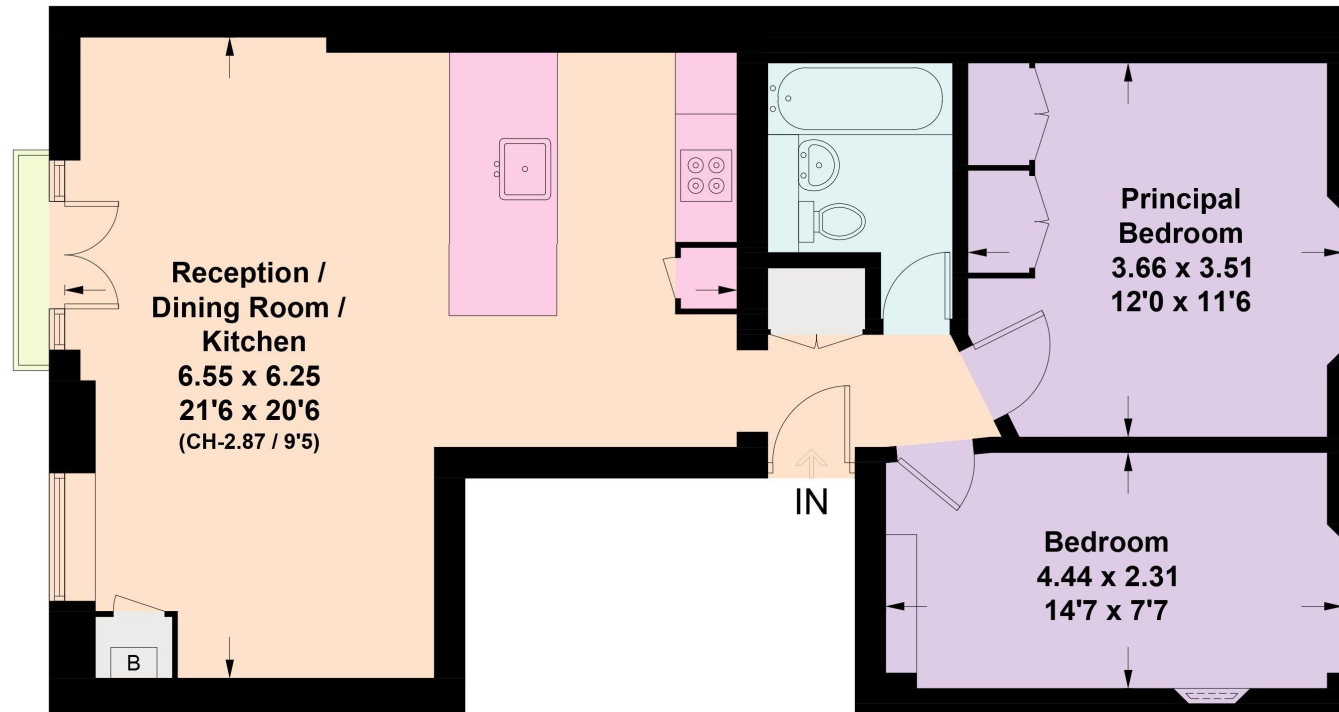


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Approximate Floor Area = 65.4 sq m / 704 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2024. Photographs and videos dated February 2024.

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