



ADDISON ROAD

LONDON W14



An exceptional twelve-bedroom detached family villa set behind gates, with a carriage drive and west-facing garden.













Holland Villas Road is located within close proximity of all the amenities and transport links High Street Kensington has to offer and the open green spaces of the beautiful Holland Park.



This impressive detached villa located on one of Holland Park's most prestigious roads has wonderful volume throughout, with grand reception rooms and fantastic entertaining space. Whilst now requiring some modernisation, the house is well presented and is ideal for a family looking for a substantial home. It also has significant potential (subject to the usual consents) as all of the accommodation is above ground.

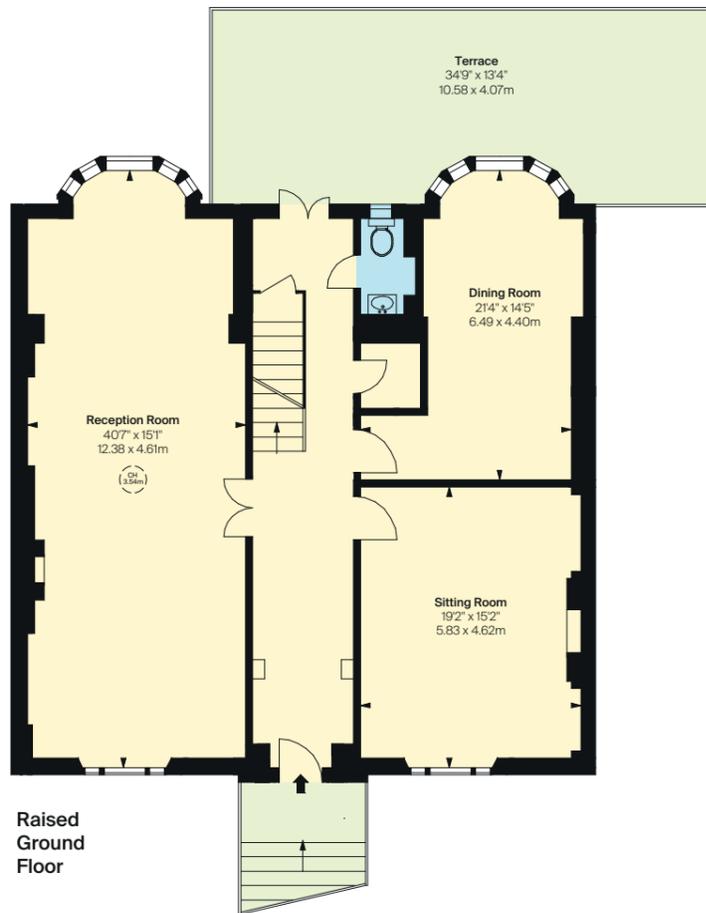
The current accommodation consists of three generous reception rooms on the raised ground floor, with the lower ground floor having three bedrooms, a kitchen, a family room, a media room, two kitchens, a laundry room, and a double garage. On the top two floors, there are nine bedrooms distributed thoughtfully across the upper floors, providing flexibility for any family configuration or guest accommodation needs.

Whether you envision multiple children's rooms, dedicated guest suites, staff quarters, or conversion of some bedrooms into hobby rooms or dressing rooms, the expansive layout in this property accommodates it all.





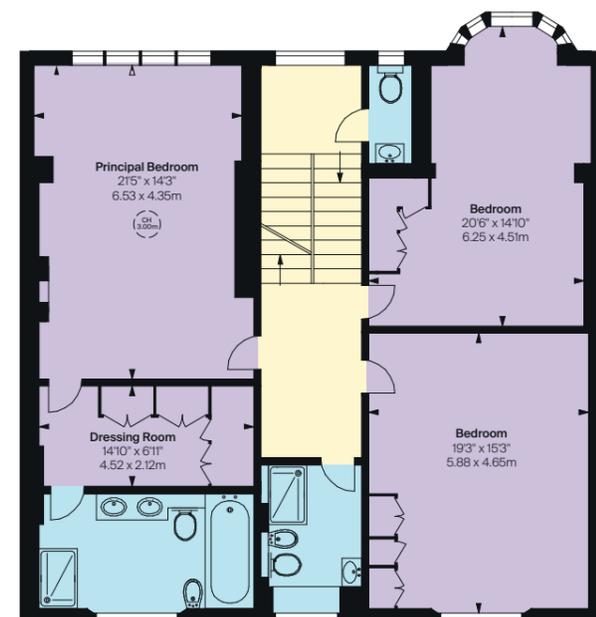
Lower Ground Floor



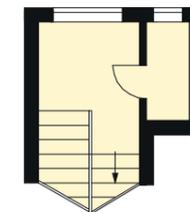
Raised Ground Floor



Second Floor



First Floor



First Floor Half Landing

Hatched Area: Under 1.5m
 CH: Ceiling height

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. © Alex Winship Photography Ltd.

Tenure
Freehold

Price
Offers in excess of £17,500,000

Local Authority
Royal Borough of Kensington & Chelsea

Council Tax
Band H

EPC
Rating D

Approximate Gross Internal Area
6,351 sq ft / 590.01 sq m
including eaves storages,
excluding vault and garage

Approximate Gross Vault Area
27 sq ft / 2.51 sq m

Approximate Gross Garage Area
533 sq ft / 49.52 sq m

Total Approximate Gross Internal Area
6,991 sq ft / 642.03 sq m

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.

Tenure Freehold	Price Offers in excess of £17,500,000	Local Authority Royal Borough of Kensington & Chelsea	Council Tax Band H	EPC Rating D
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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.

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Particulars dated April 2025. Photographs and videos dated April 2025.
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