



Addison Gardens W14





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**DOUBLE BEDROOM**

**KITCHEN/BREAKFAST ROOM**

**RECEPTION**

**BATHROOM**

**PAVED GARDEN**

**EPC RATING D 57**

**COUNCIL TAX BAND D**

**LEASE LENGTH: 143 YRS APX**



A delightful 1 double bedroom flat with a charming private garden occupying the ground floor of a handsome Victorian house in Brook Green. The kitchen/reception is to the rear of the property with a sun room / study which leads to the garden. There is a reception to the front of the property which has excellent cubic space, a box bay window and a handsome tiled fireplace with tiled inserts and built-in dwarf cupboards with shelving to both sides. The double bedroom has a feature fireplace, good built in storage and French doors which lead out to the paved garden. This well configured and bright property of 734 sq ft has an abundance of original features and excellent storage. A must see!

Addison Gardens is a tree lined residential street situated to the north of Brook Green which runs between Blythe Road and Sinclair Gardens. There are a variety of local shops and restaurants and stations include Hammersmith Broadway, Kensington Olympia and Shepherds Bush where there is also the Westfield Shopping Centre with its extensive retail, restaurant, leisure and transport facilities.

\*This property has a restrictive covenant in place which prevents the property being extended and/or excavated

**PRICE GUIDE £675,000**  
**LEASEHOLD**

**SUBJECT TO CONTRACT**





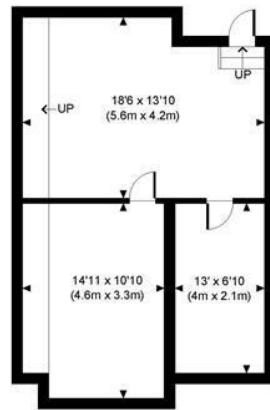








ADDISON GARDENS, W14



BASEMENT  
GROSS INTERNAL  
FLOOR AREA 497 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 734 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH BASEMENT: 1231 SQFT/ 114 SQM  
APPROX. GROSS INTERNAL FLOOR AREA EXCLUDING BASEMENT: 734 SQFT/ 68 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.