



Addison Gardens W14

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4 BEDROOMS

KITCHEN/RECEPTION/DINING ROOM

BATHROOM & SHOWER ROOM

DECKED & WALLED GARDEN

EPC RATING C 75

COUNCIL TAX BAND F

LEASE LENGTH: 96 YRS APX

SERVICE CHARGE: £784 PA APX

GROUND RENT: PEPPERCORN

A generous 4 bedroom maisonette occupying the ground and lower ground floors of a handsome Dutch gable period house with a private decked and walled garden.

The generous reception is to the rear with original wood floorboards and is open to the L-shaped galley-style kitchen which wraps around the reception. There are French doors from the kitchen opening onto the garden which is initially paved and then decked. The principal bedroom is to the front of the ground floor with a box bay window and extensive built-in wardrobes. The 2nd bedroom is behind and has French doors onto the lightwell. There is also a generous bathroom on this floor. There are 2 further bedrooms and a shower room on the lower ground floor. This property of approximately 1184 sq ft provides potential to upgrade to one's own taste and style, occupies a wonderful position on the sought-after Addison Gardens and is within easy walking distance of the transport hubs of Hammersmith Broadway, Shepherds Bush Green and Westfield London.

Brook Green is home to several excellent state and private schools and is within walking distance to Holland Park and the exciting new development at London Olympia which has a multitude of cultural and fine dining venues.

PRICE GUIDE £925,000
LEASEHOLD

SUBJECT TO CONTRACT







Addison Gardens, W14
Approximate Gross Internal Area 110 sq m / 1184 sq ft



Floor Plan produced for Finlay Brewer by Mays Floorplans © Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable
This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.