





KEY FEATURES

- Street entrance
- Private patio
- High ceilings
- Three private vaults

•Please note some images have been virtually dressed for representation only

This Garden Level apartment on one of Holland Park's most prestigious addresses featuring grand ceiling heights, its own entrance, and a private patio with plenty of space for outdoor dining.

The home comprises a large reception room, Kitchen with breakfast room, 2 Guest Bedrooms, a guest bathroom, and a principal bedroom with ensuite and walk-in wardrobe. The apartment also benefits from ample storage space.

The apartment is ideally positioned adjacent to Holland Park and in close proximity to many boutiques, restaurants and cafes on Holland Park Avenue. Shepherd's Bush Underground Station (Central Line) and Shepherd's Bush Overground are under a 5-minute walk away making all of London accessible



3 BEDROOM



2 BATHROOM





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ACCOMMODATION

Private entrance

Reception room

Kitchen

Breakfast room

Conservatory

Principal bedroom with ensuite and walk-in wardrobe

Two guest bedrooms

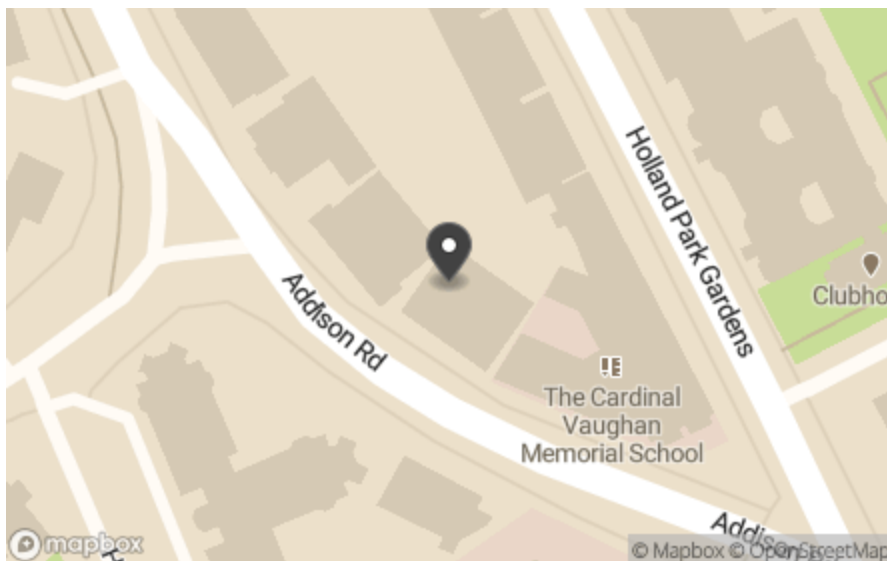
Bathroom

Private patio

Three private vaults

LOCATION

The apartment is ideally position adjacent to Holland Park and in close proximity to many boutiques, restaurants and cafes on Holland Park Avenue. Shepherds Bush Underground Station (Central Line) and Shepherds Bush Overground are under a 5 minute walk away making all of London accessible.



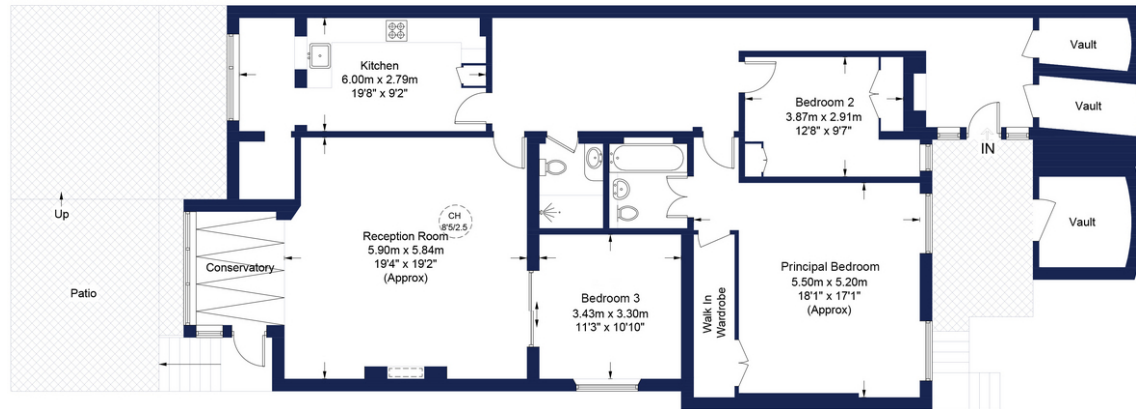




Addison Road, W14

Approximate Gross Internal Area = 163.2 sq m / 1757 sq ft
(Including Internal Vaults & Excluding Reduced Headroom)
External Vault = 4.8 sq m / 52 sq ft
Reduced Headroom = 0.3 sq m / 3 sq ft
Total = 168.3 sq m / 1812 sq ft

Reduced headroom below 1.5m / 5'0"



Certified
Property
Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID843502)



BEAUCHAMP
ESTATES

TERMS

Price: £1,925,000

Tenure: Leasehold (966 yrs)

Council Tax Band: G

Viewing: By appointment only



BEAUCHAMP
ESTATES

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

