



Addison Gardens W14

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4/5 DOUBLE BEDROOMS

1/2 RECEPTIONS

KITCHEN / BREAKFAST ROOM

3 BATHROOMS

PAVED & LAWNED WALLED GARDEN

GUEST CLOAKROOM

UTILITY ROOM

CELLAR / STORAGE

EPC RATING: D 60

COUNCIL TAX BAND: G

A truly fabulous 4/5 double bedroom late Victorian house with excellent and flexible living/entertaining space over 2 floors and a lovely south easterly garden. There is a high-ceilinged, elegant reception to the front of the ground floor with a square bay window, feature fireplace with shelving, dwarf cupboards and original stripped wood floor. Steps lead down to the deep, full width kitchen/breakfast family room which has a fully ceramic tiled floor, island and French doors to the garden which is initially paved then lawned with mature shrub surrounds. There is also a good sized utility room, separate guest cloak room and access to the very useful full width cellar storage. There is a 2nd full width formal reception/bedroom to the front of the first floor with triple and single sash windows to the front, feature fireplace and floor to ceiling shelving with dwarf cupboards. There are 4 further double bedrooms and 3 bathrooms including the fabulous principal bedroom suite which occupies the rear of the first half landing with en suite bathroom and abundant built in cupboards. This big boned and generously proportioned family house occupies an excellent position on the street and has a wonderful feel. The lower ground / basement could be further excavated subject to the usual planning consents as others have done on the street.

PRICE GUIDE £2,700,000
FREEHOLD

SUBJECT TO CONTRACT









ADDISON GARDENS, W14



APPROX. GROSS INTERNAL FLOOR AREA (INCL CELLAR) : 2608 SQ FT/ 242 SQM

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.