

Addison Crescent

Kensington, W14

CHESTERTONS











An exceptionally rare lateral house spread over two floors with off-street parking and private garden situated on prestigious Addison Crescent.

Arranged over two floors, the house provides an excellent combination of generous living space and practical family accommodation, making it equally well suited to those looking to downsize or purchasers seeking a first home.

The ground floor opens into a welcoming entrance hall and features a reception room, shower room and impressive open-plan kitchen, dining and living space. This superb entertaining area extends directly onto the private garden, creating a seamless connection between the house and garden and an ideal setting for outdoor dining and entertaining.

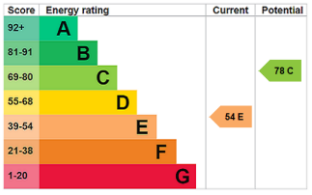
Upstairs, the generous principal bedroom benefits from an en-suite bathroom, with two further bedrooms and a family shower room completing the accommodation.

The property combines excellent proportions, abundant natural light and a low-rise residential setting, with the added benefits of off-street parking and no onward chain. Houses of this nature are rarely available in W14 and the property represents an excellent opportunity to acquire a well-positioned home in a highly regarded part of West London.

Addison Crescent is ideally located for the open spaces of Holland Park, while the extensive selection of shops, cafés, bars and restaurants along Kensington High Street are within easy reach.

- Off street parking
- Garden
- Three bedrooms
- Potential to extend
- Two reception rooms
- Separate kitchen

Offers in excess of
£2,000,000



Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Kensington and Chelsea
Council Tax Band: G

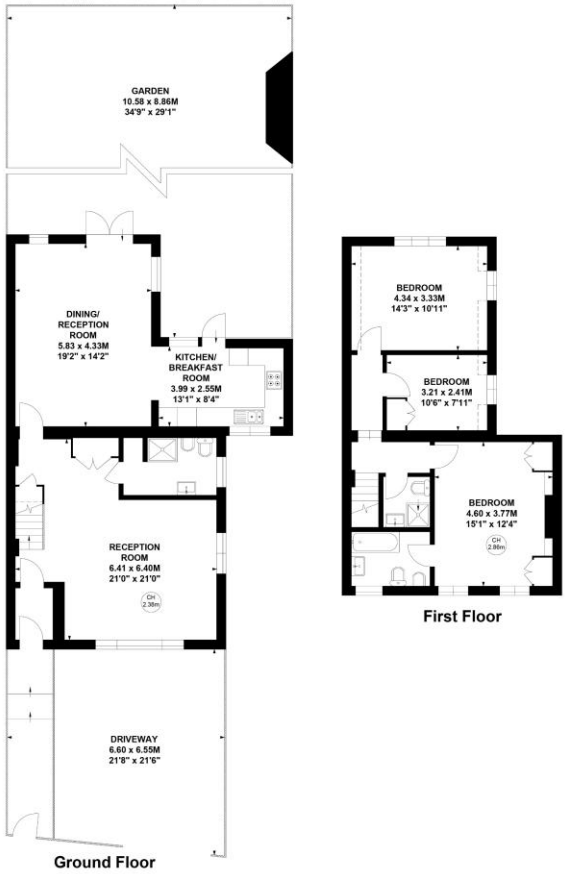
Chestertons Kensington Sales
116 Kensington High Street
London
W8 7RW
kensington@chestertons.co.uk
020 7937 7244
chestertons.co.uk

Addison Crescent, W14

Approximate gross internal area

136.67 sq m / 1471 sq ft

Key :
CH - Ceiling Height



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.

This paper is 100% recyclable