



Addison Gardens W14



# Addison Gardens W14

**2 DOUBLE BEDROOMS**

**RECEPTION / DINING ROOM**

**KITCHEN**

**BATHROOM**

**STORAGE CUPBOARD**

**EPC RATING: E 47**

**COUNCIL TAX BAND D**

**LEASE LENGTH: 974 YRS APX**

**SERVICE CHARGE: £1,962 PA APX**

**PEPPERCORN GROUND RENT**

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A very well configured 2 double bedroom apartment occupying the top floor of an imposing red brick late Victorian building. The generous reception is situated to the rear overlooking the gardens of Addison Gardens and Bolingbroke Road and has a wood floor and feature fireplace with built in storage. The kitchen is to the side and also overlooks the gardens. The 2 double bedrooms are to the front and have ample built in storage. The bathroom is conveniently situated off the entrance hall. This light and airy property of approximately 689sq ft has a great feel and is ideally located in the heart of Brook Green. The excellent transport hubs of Hammersmith Broadway and Shepherds Bush are within walking distance as are the fantastic new Olympia London and Westfield London.

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**PRICE GUIDE £675,000**

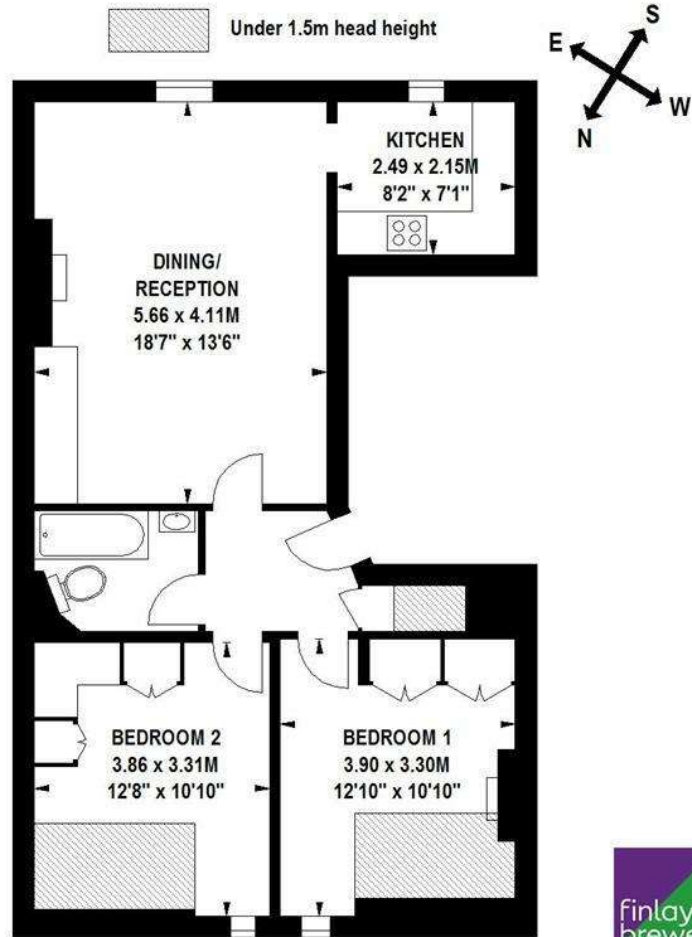
**LEASEHOLD - SHARE OF FREEHOLD**

**SUBJECT TO CONTRACT**





**Addison Gardens, W14**  
**Approximate gross internal area**  
**64 sq m / 689 sq ft**



**Third Floor**



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