



## ADDISON CRESCENT

LONDON, W14 8JP

£3,000,000  
LEASEHOLD - SHARE OF FREEHOLD

Nestled in the charming Addison Crescent, this splendid flat offers a delightful blend of modern living and Victorian elegance. With four spacious bedrooms, this property is perfect for families or those seeking extra space for guests or a home office. The two well-appointed reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings.

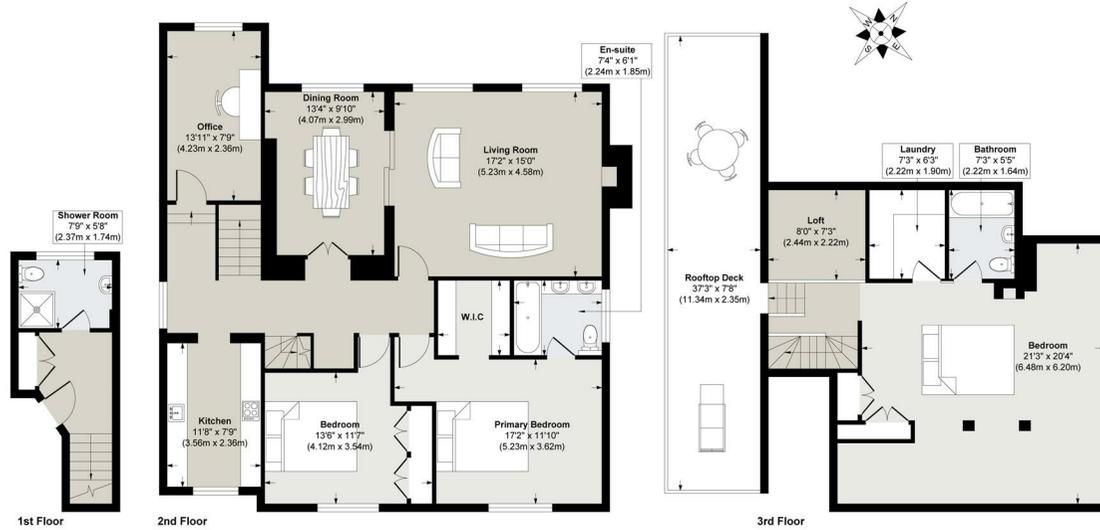
The flat features three bathrooms, ensuring convenience for all residents. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Addison Crescent is a sought-after location, known for its picturesque surroundings and vibrant community. Residents will enjoy easy access to local amenities, including shops, cafes, and parks, as well as excellent transport links to the heart of London.

This property is a rare find, combining the charm of the Victorian period with the comforts of contemporary living. It presents an excellent opportunity for those looking to make a home in one of London's most desirable areas. Don't miss the chance to view this exceptional flat and experience all it has to offer.

**SANDERSONS**  
LONDON

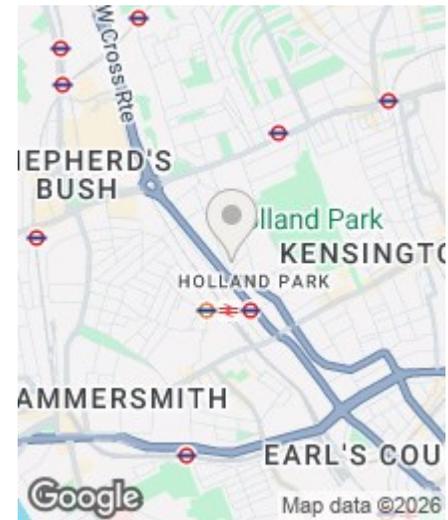
Addison Crescent, London



TOTAL: 1773 sq. ft. 165 m2  
 1st Floor: 119 sq. ft. 11 m2, 2nd Floor: 1237 sq. ft. 15 m2, 3rd Floor: 417 sq. ft. 39 m2  
 EXCLUDED AREAS: FIREPLACE: 9 sq. ft. 1 m2, LOW CEILING: 221 sq. ft. 21 m2, ROOFTOP DECK: 289 sq. ft. 27 m2

Produced for Sandersons Residential by Finest Spaces  
 www.finestspaces.co.uk | © Finest Spaces Studio Ltd

All measurements are approximate. This floor plan is for illustrative purposes only and should not be relied upon for accuracy. Finest Spaces Studio Ltd accepts no liability for errors or omissions. Floor area figures are estimates and not guaranteed.



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

EPC Rating: Council Tax Band: G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

108 Holland Park Avenue  
 London  
 W11 4UA

020 7602 6725  
 james@sandersonslondon.co.uk  
 sandersonslondon.co.uk

**SANDERSONS**  
 LONDON