



ADDISON GARDENS

Brook Green W14



A BEAUTIFULLY PRESENTED LATE VICTORIAN FAMILY HOME

With a wonderful south easterly facing garden, ideally situated on Addison Gardens, W14.

			EPC
4-5	3	2	D

Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: G

Tenure: Freehold

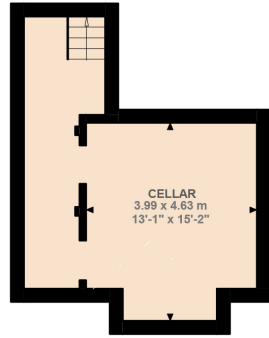
Guide Price: £2,500,000



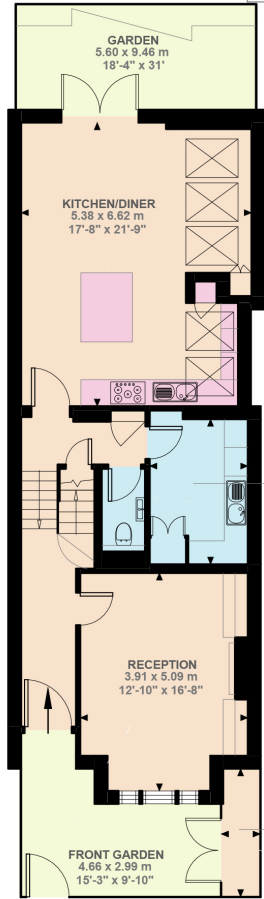
SEAMLESSLY BLENDS MODERN LIVING WITH PERIOD CHARM

You are welcomed by an inviting entrance hall leading to a charming front reception room featuring a square bay window, high ceilings, original stripped wood flooring, and an elegant fireplace with bespoke shelving and cabinetry. Steps lead down to an impressive full-width kitchen/breakfast/family room, stylishly finished with a ceramic tiled floor, central island, and French doors opening onto the garden. Further benefits on this level include a generously sized utility room, a guest cloakroom, and access to a highly practical full-width cellar providing excellent storage. The first floor offers exceptional versatility, with a second full-width reception room (or bedroom) to the front, boasting multiple sash windows, a feature fireplace, extensive adjustable shelving and dwarf cupboards. There are four further double bedrooms and three bathrooms, including a superb principal suite positioned on the rear half-landing, complete with an en suite bathroom and extensive fitted floor to ceiling cupboards.

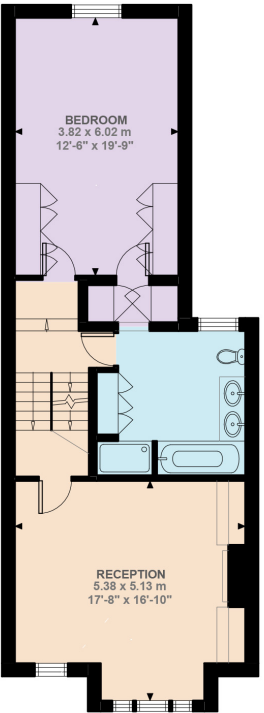




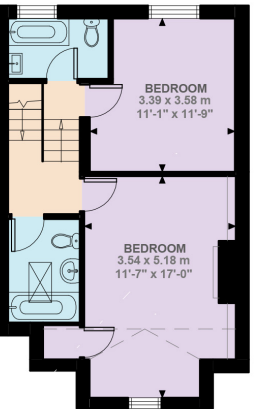
Cellar
296 ft²



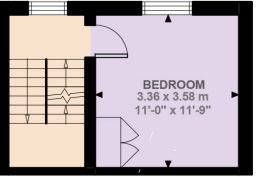
Ground Floor
852 ft²



First Floor
780 ft²



Second Floor
477 ft²



Half Landing
211 ft²

Addison Gardens, W14

Approximate Gross Internal Area

242.92 SQ.M / 2615 SQ.FT

(EXCLUDING EXTERNAL STORAGE)

EXTERNAL STORAGE 2.72 SQ.M / 29 SQ.FT

INCLUSIVE TOTAL AREA 245.02 SQ.M / 2637 SQ.FT

KEY: CH = Ceiling Height

Restricted Head Height



Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Approximate Gross Internal Area = 242.92 sq m / 2615 sq ft

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. (ID767266)

We would be delighted
to tell you more.

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