



ADDISON GARDENS LONDON W14  
£6,799 PER MONTH AVAILABLE NOW

Hamptons  
THE HOME EXPERTS

# { THE PARTICULARS

Addison Gardens London W14

£6,799 Per Month  
Unfurnished

 4 Bedrooms  
 2 Bathrooms  
 2 Receptions

## Features

- Four Bedrooms, - Two Receptions, - Two Bathrooms, - Guest WC, - Garden, - Utility Room, - Unfurnished

## Council Tax

Council Tax Band G

Hamptons  
8 Hornton Street  
Kensington, London, W8 4NW  
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# { A SPACIOUS AND ELEGANTLY DESIGNED FOUR BEDROOM HOUSE

## The Property

A spacious and elegantly designed four bedroom two reception family house, situated in the desirable area of Brook Green. The house is set over four floors and comprises large reception room, modern kitchen with adjoining dining room with direct access out to the well kept garden. On the lower floor there is a useful utility room and guest WC. The first floor offers a formal sitting room, principal bedroom, bathroom and second bedroom. The top floor offers two further bedrooms and family bathroom. Offered unfurnished.

## Location

Conveniently situated, the property enjoys proximity to an array of diverse grocery stores and independent eateries. Within a mile's radius lie popular destinations such as the Westfield Shopping Centre, while excellent transport links are provided by Goldhawk Road and Hammersmith stations, facilitating easy commutes in and out of the city.



# ADDISON GARDENS

Approximate Gross Internal Area (excluding reduced headroom / storage)

Lower Ground floor= 340 sq. ft. (31.6 sq. m.)

Ground floor= 785 sq. ft. (72.9 sq. m.)

First floor= 799 sq. ft. (74.2 sq. m.)

Second floor= 575 sq. ft. (53.4 sq. m.)

Reduced Headroom/ Storage= 131 sq. ft. (12.2 sq. m.)

Total= 2630 sq. ft. (244.3 sq. m.)



Lower Ground Floor

Ground Floor

First Floor

Second Floor

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. ID 1072945

## For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68	55	73
Band E	39-54		
Band F	13-38		
Band G	1-12		
<small>For more information on energy ratings</small> <small>For more information on energy ratings</small>		<small>EU Directive 2002/91/EC</small>	

