



## 26 UPPER ADDISON GARDENS LONDON, W14 8AJ

£7,250,000  
FREEHOLD

Situated just off the exclusive Holland Villas Road in this pretty cherry tree lined street, an unusually wide and exceptionally spacious family home (approximately 4,200sqft) having direct access to superb communal gardens. The first class shopping and transport facilities of both Holland Park Avenue and The Westfield Centre are close by together with the open spaces of Holland Park. The property comprises seven bedrooms, five bathrooms and three reception rooms. In addition there is a sunny south facing garden giving direct access onto superb communal gardens with children's play area.

**SANDERSONS**  
LONDON



**EPC Rating: C** Council Tax Band: H

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	

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  
[romana@sandersonslondon.co.uk](mailto:romana@sandersonslondon.co.uk)  
[sandersonlondon.co.uk](http://sandersonlondon.co.uk)

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L O N D O N