




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: £2,700,000

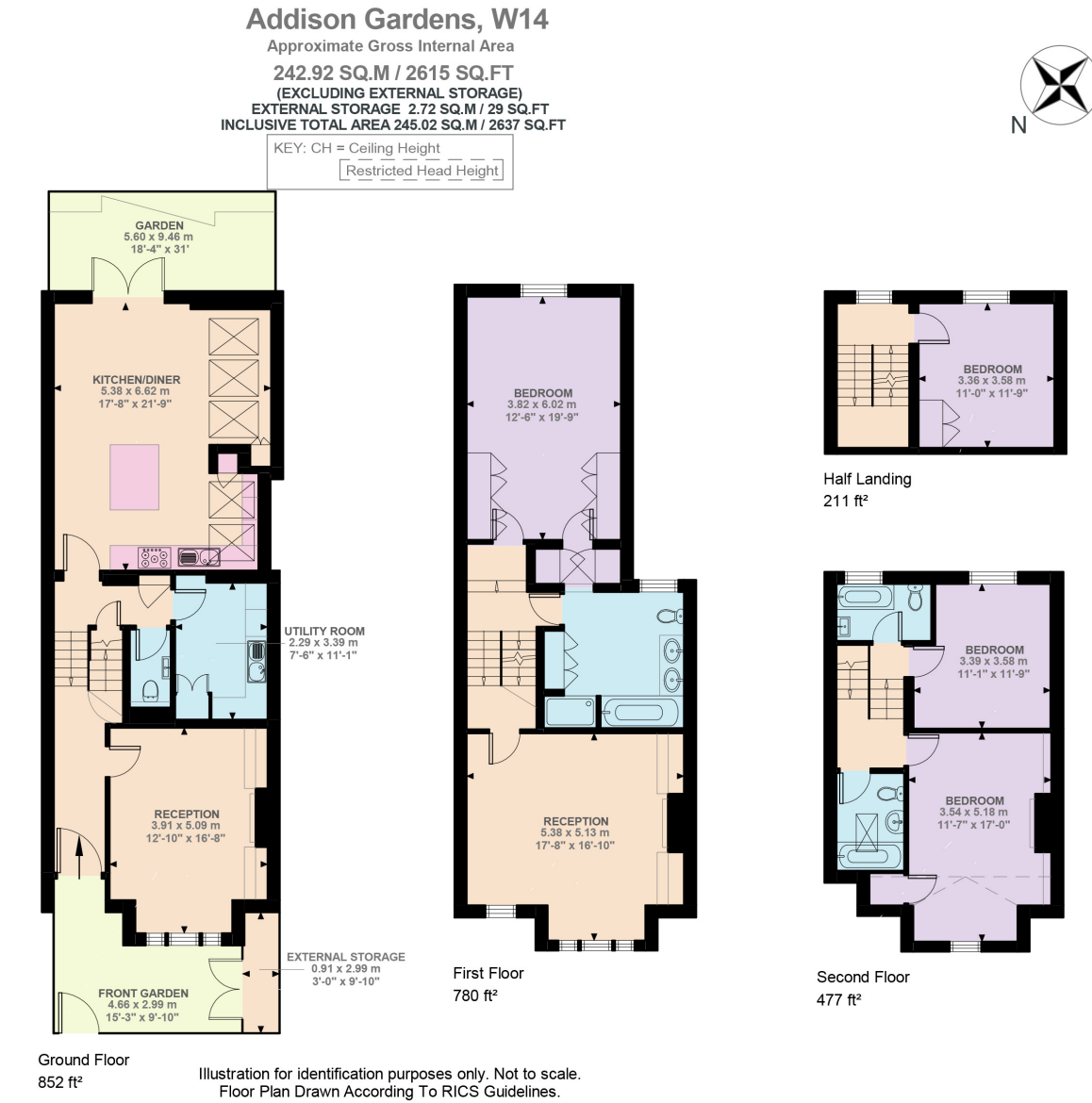


SEAMLESSLY BLENDS MODERN LIVING WITH PERIOD CHARM

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.



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.

Jordanna Mancina
+44 20 3892 3573
jordanna.mancina@knightfrank.com

Knight Frank Kensington
52-56 Kensington Church Street
London W8 4DB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs and videos dated June 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.