



ADDISON AVENUE

Holland Park, W11



AN ELEGANT SIX BEDROOM FAMILY HOME

Located in the heart of Holland Park, within the prestigious Royal Borough of Kensington & Chelsea, this home enjoys proximity to one of London's most beautiful parks and green spaces.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: C

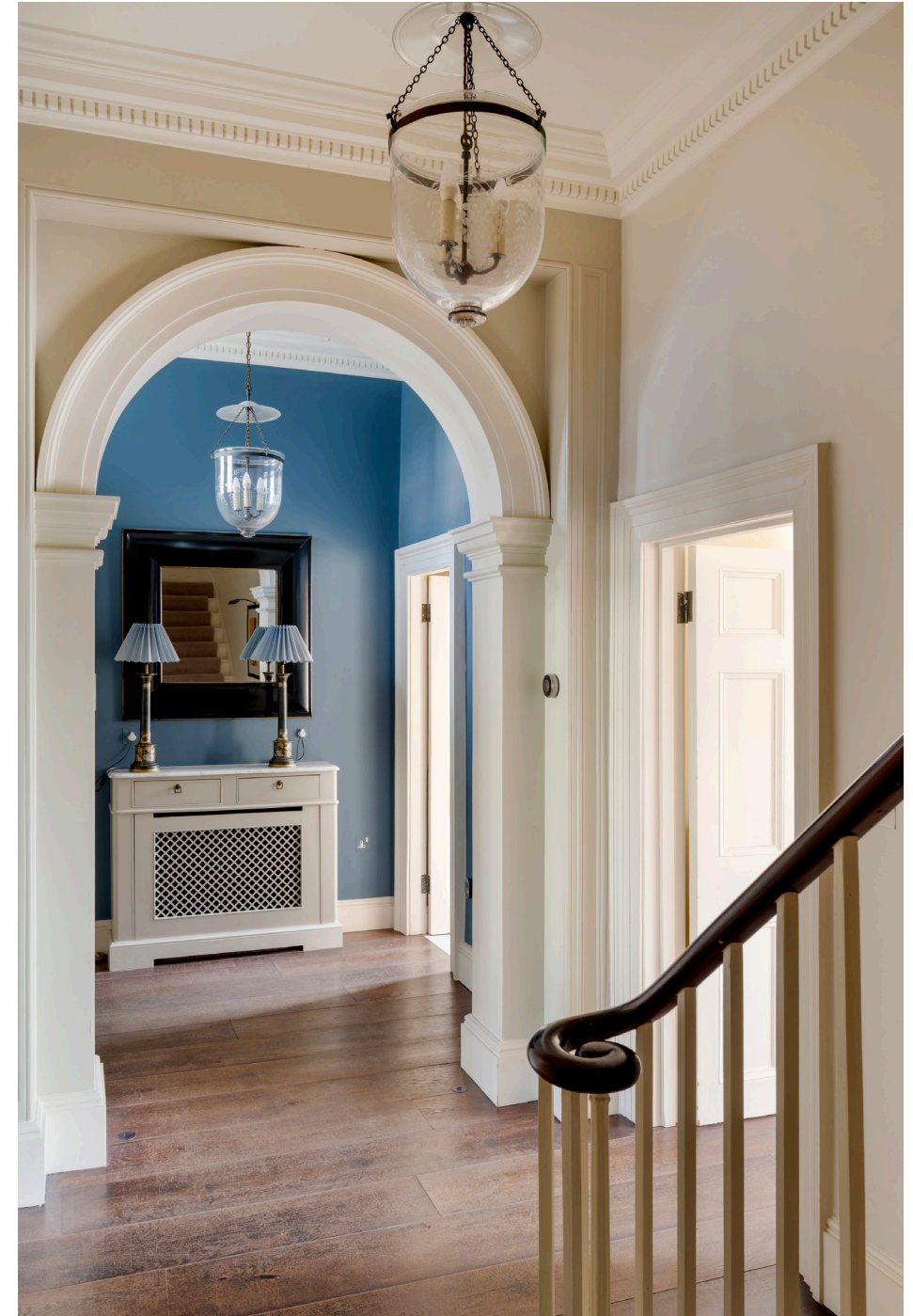
Tenure: Freehold

Guide Price: £9,750,000



SET ON ONE OF THE MOST DESIRABLE TREE LINED STREETS, THIS EXCEPTIONAL SIX BEDROOM GRADE II LISTED HOUSE COMBINES TIMELESS PERIOD CHARM WITH MODERN FAMILY LIVING.

Refurbished to a very high standard this property features a rare 56 ft west facing garden and spacious family living areas. The garden level includes a contemporary kitchen-dining room opening to the glorious garden, and a separate living room. The generous basement offers a multi-purpose room (ideal as a cinema room, gym or sixth bedroom with en suite shower room), a utility room, and a wine cellar. The raised ground floor has a formal reception and dining room with period features, plus a balcony terrace with garden access. The first floor has three bedrooms, including a principal suite with en-suite, and a shower room. The top floor has two additional bedrooms with a family bathroom, perfect for children, guests, or studies. The property also has the right to apply for a key to St. James's Garden and Norland Square Communal Garden.



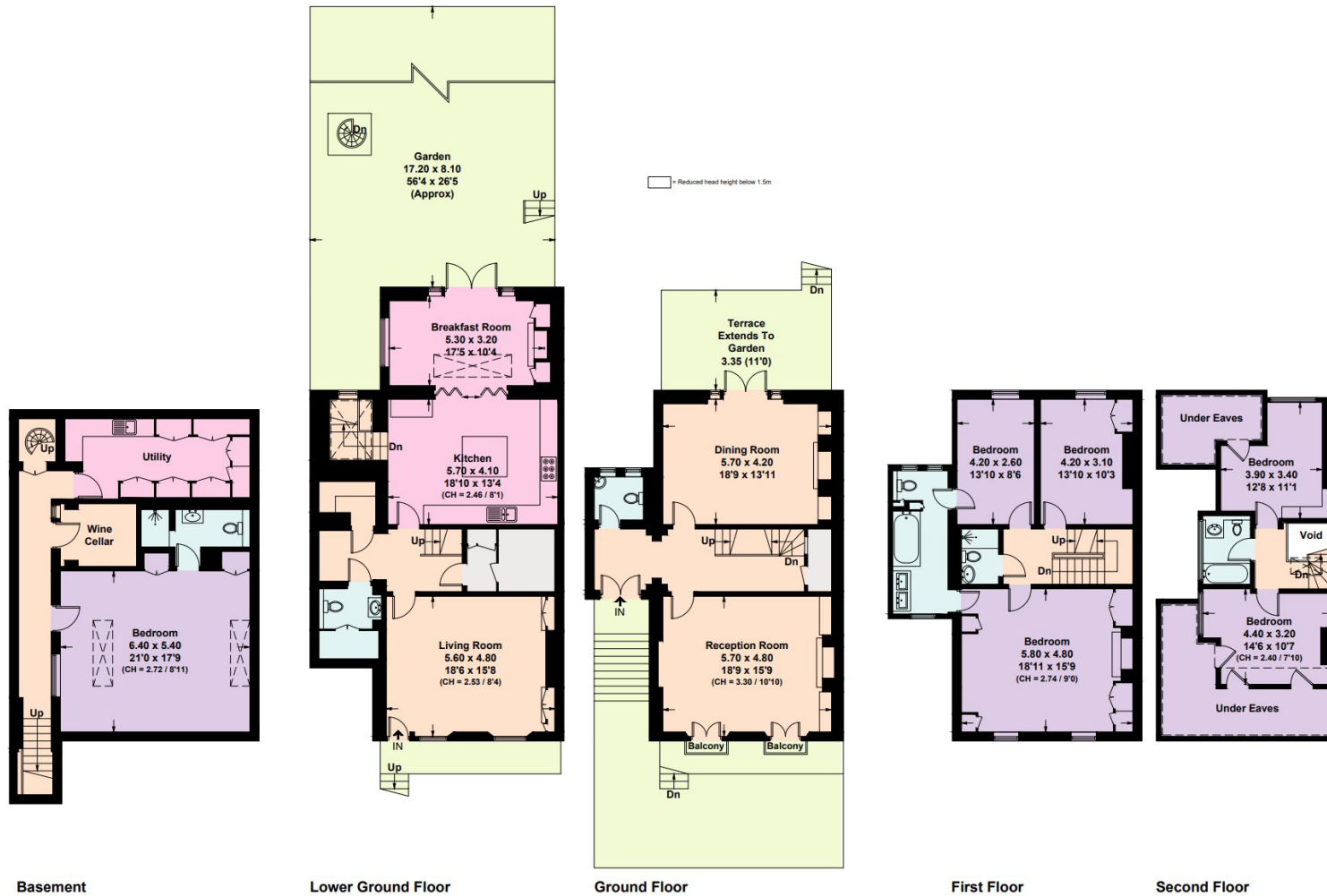




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Approximate Gross Internal Area = 366.2 sq m / 3941 sq ft
(Excluding Void & Limited Use Area / Eaves)

Approximate Gross Internal Area = 389.4 sq m / 4191 sq ft
(Excluding Void & Including Limited Use Area / Eaves)



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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