



Addison Avenue, W11

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A low built and wide Grade II listed house on the Eastern terrace of Addison Avenue, W11.

Currently arranged as having a family room, kitchen and utility room on the Lower Ground floor, opening out on to the patio and the charming 67' private garden. There is a home office (centrally heated, with w/c and sink) at the end of the garden, together with a useful car port that opens onto Princes Place.

The Raised Ground Floor has a glorious double reception that leads onto a terrace overlooking the garden, with a sweeping staircase (wide enough for two) down to the ground floor.

The First Floor has the principal bedroom to the front of the house, a further bedroom to the rear, and an ante room and bathroom which both could be incorporated subject to consent to form a principal suite.

Two further bedrooms and a shower room complete the accommodation on the Second Floor.

Addison Avenue is a superb location and is positioned only moments away from the café culture and excellent transport links on Holland Park Avenue with the underground station offering direct access to the City and West End. The open spaces of Holland Park are also within a few minutes' walk, as is The Westfield shopping complex with an overground link to Clapham Junction.



## Approx. Gross Internal Area

256 sq m / 2,756 sq ft Including under 1.5m, boiler room and home office  
230 sq m / 2,475 sq ft Excluding under 1.5m, boiler room and home office  
245 sq m / 2,640 sq ft Excluding under 1.5m, boiler room



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For clarification purposes we wish to inform all interested parties that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

### Terms

### Tenure

Freehold

### Local Authority

The Royal Borough of Kensington and Chelsea

### EPC Rating

E

### Council Tax Band

H

### Conservation Area

Norland Conservation Area

### Parking

Via RBKC parking permits

### Guide Price

£6,500,000 subject to contract