



Addison Avenue, W11

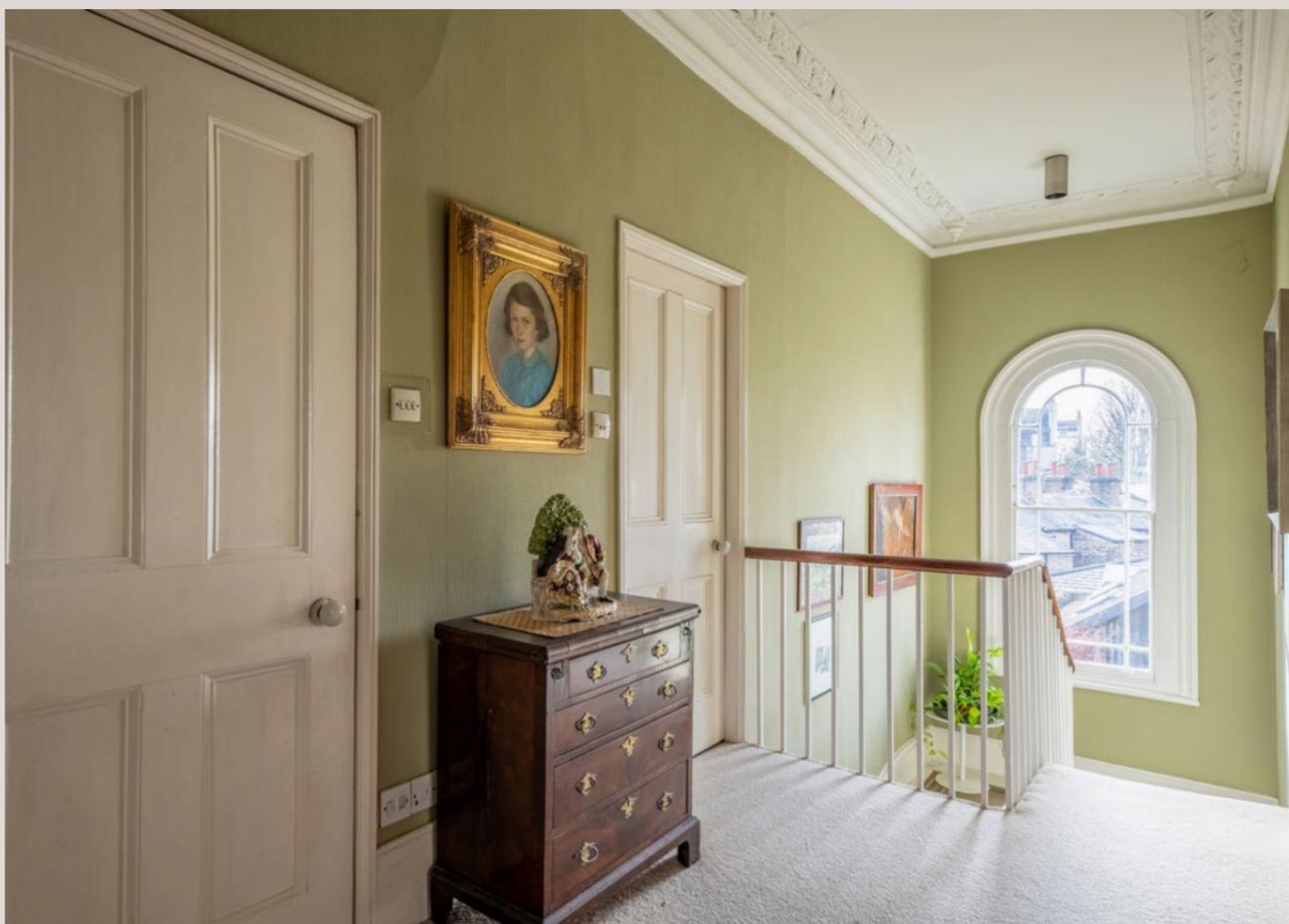
Addison Avenue, W11

A low built, wide house with immense charm on Addison Avenue with a 74' west facing garden.

Having been in the family for many decades, the house is ripe for refurbishment and offers the potential to further extend subject to the relevant permissions. Being on the non-listed southern section of Addison Avenue, the scope for works carries with it less planning risk than a Grade II listed house would have.

The garden includes a large, double-height garden building that has had a long and varied history, and could be converted into a magnificent garden studio, gym or the like.

Addison Avenue is acclaimed as one of the prettiest streets in London and has always been tremendously sought after. The houses were built in pairs in the mid 19th century and are semi-detached. It is a superb location and is conveniently 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.

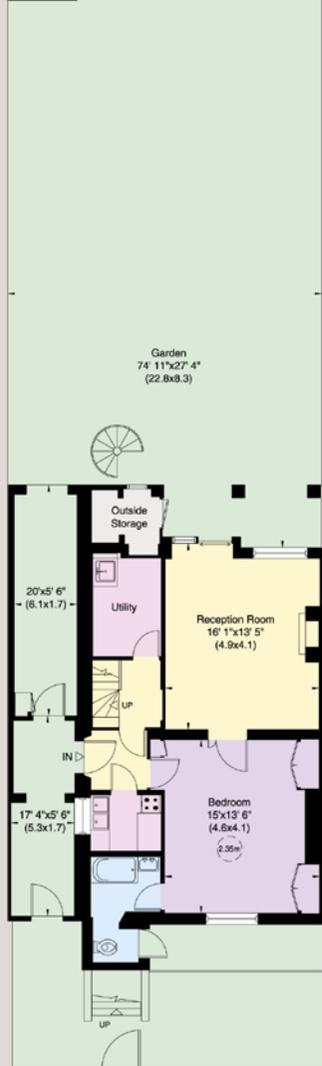




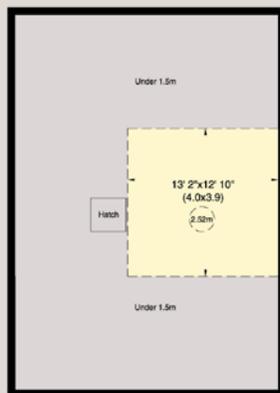
Approx. Gross Internal Area

Main House 206 sq m / 2,217 sq ft
 Loft 16 sq m / 168 sq ft
 Total 222 sq m / 2,385 sq ft

Garden Building 41 sq m / 442 sq ft
 Outside Storage 3 sq m / 30 sq ft
 Under 1.5m 54 sq m / 578 sq ft



Lower Ground Floor



Loft



Raised Ground Floor



First Floor



Terms

Tenure Freehold
 Local Authority The Royal Borough of Kensington and Chelsea
 EPC Rating E
 Council Tax Band H
 Listing Not Listed
 Conservation Area Norland Conservation Area
 Parking On street via resident's parking permit
 Guide Price £5,750,000 subject to contract

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

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