

Addison Avenue

W11



Addison Avenue, W11

A RARELY AVAILABLE GRADE II LISTED FAMILY HOUSE IN ONE OF HOLLAND PARK'S MOST CHARMING AND SOUGHT AFTER ADDRESSES. MEASURING 2869 SQUARE FEET AND SET OVER FOUR FLOORS, THE HOUSE HAS BEEN IN THE SAME HANDS FOR MANY YEARS AND IS NOW RIPE FOR REFURBISHMENT.

With exceptional entertaining space over the raised ground floor drawing room, and a double study at the rear thanks to a very useful rear extension over raised and lower ground floors. The lower ground floor contains the kitchen/family room opening out onto the east facing well-established garden, and an additional reception room (originally the dining room) currently used as an office. The rear garden is extensively lit, making for an attractive evening al fresco entertaining option when the weather permits, and the front garden has the bonus of a Tesla charger.

The upper two floors offer four double bedrooms, with two bathrooms. There is scope, subject to the necessary planning consent, to re-arrange the layout as required, but it is an unusual bonus in these Addison Avenue houses to have the head height on offer on the top floor.

Addison Avenue is acclaimed as one of the prettiest streets in London and is in a superb location 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
2,869 sq ft (266.54 sq m)
Excluding shed



The accommodation comprises

- Four double bedrooms
- Raised ground floor drawing room
- Double study
- Reception room
- Kitchen/family room
- Two bathrooms
- Raised ground floor w/c
- Balcony

Terms

Tenure Freehold

EPC Rating E

Local Authority The Royal Borough of Kensington and Chelsea

Price £6,500,000 subject to contract



JOHN WILCOX
& Co.

020 7602 2352

www.johnwilcox.co.uk

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.