



Addisland Court, W14

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**A SUPERB TWO BEDROOM, WEST FACING APARTMENT ON THE FIFTH FLOOR OF AN ART DECO MANSION BLOCK WITH TWO LIFTS, PORTER AND LOCK-UP GARAGE ON THE LOWER GROUND FLOOR OF THE BUILDING.**

The apartment was fully refurbished about 10 years ago and is in excellent condition. With expansive green views to the west - which are best appreciated from the balcony leading out from the generous reception room. The two well-proportioned bedrooms, both with en-suite bathrooms are at opposite ends of the apartment. There is a well-equipped eat-in kitchen and a separate utility room.

The apartment comes with the benefit of a garage on the lower ground floor and the current owner leases a secure storage room - an arrangement which could be taken up by the purchaser by separate arrangement with the building.

Addisland Court is located on the northern end of Holland Villas Road and is close to all the amenities and transport facilities of Holland Park Avenue, Notting Hill and Shepherds Bush, plus being within easy walking distance of Holland Park and Westfield shopping centre.





**Approx. Gross Internal Area (including garage)**

162.67 sq m / 1,751 sq ft

**Approx. Garage Area**

13.47 sq m / 146 sq ft



**Terms**

**Tenure** Leasehold with Share of Freehold

**Service Charge** Circa £2600 per quarter

**Ground Rent** Peppercorn

**Local Authority** The Royal Borough of Kensington and Chelsea

**Council Tax Band** G

**EPC Rating** C

**Parking** Secure garage

**Guide Price** £2,500,000 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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