



# Addison Avenue

W11

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**A WONDERFUL WIDE AND LOW-BUILT UNLISTED EARLY VICTORIAN FAMILY HOUSE IN THIS MOST SOUGHT-AFTER HOLLAND PARK ADDRESS.**

The property has enormous character and charm, and having been in the same family ownership for twenty years now presents an opportunity for a new owner to mould the house to their own style. The house could easily be re-arranged to offer a large open plan kitchen/dining room to the rear of the ground floor, with three double bedrooms and three bathrooms on the first floor, with an additional loft bedroom.

Currently the principal accommodation is over just three floors, with a basement cellar providing useful storage. The ground floor double reception room, dining room and kitchen extension to the rear all being on one level makes for an enormously practical layout, ideal for entertaining. A generous master bedroom suite on the first floor with three additional bedrooms on the upper floors makes the house suitable for families and down-sizers alike. There is a garden building currently used as a greenhouse and potting shed that could easily be adapted to an office.

Addison Avenue 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



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.





Ground Floor



First Floor



Basement



Second Floor

### Approximate Gross Internal Area

	Excl Restricted Heights	Restricted Heights	Total
Main House	2,733 sq ft / 254 sq m	395 sq ft / 37 sq m	3,128 sq ft / 291 sq m
Basement	188 sq ft / 17 sq m	117 sq ft / 11 sq m	305 sq ft / 28 sq m
Main House and Basement	2,921 sq ft / 271 sq m	512 sq ft / 48 sq m	3,433 sq ft / 319 sq m
Green House and Potting Shed	209 sq ft / 19 sq m		209 sq ft / 19 sq m
<b>Total</b>	<b>3,130 sq ft / 291 sq m</b>	<b>512 sq ft / 47 sq m</b>	<b>3,642 sq ft / 338 sq m</b>

*\*Please note there are two garages available for purchase via a separate negotiation. The garages are close to the junction of Queensdale Road and Addison Avenue. Further details are available.*

### Key features:

- Double reception room
- Dining room
- Kitchen
- Four bedrooms
- Two bathrooms
- Two guest cloakrooms
- Utility room
- Greenhouse/potting shed
- Basement cellar

### Terms

**Tenure** Freehold

**EPC Rating** E

**Council Tax Band** H

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

**Price** £6,500,000 subject to contract

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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.