



Addison Avenue W11

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Houses on Addison Avenue are rarely offered in this condition, having just been fully refurbished to a superb standard by the current owners.

The layout has been carefully thought out, with the kitchen brought up to the Raised Ground floor, without having lost the all-important double reception/dining room. The Lower Ground floor has a guest suite, with an additional kitchen/bar offering the option of the whole floor being used as a guest floor or a very sociable garden room leading out to the patio.

On the upper floors the principal suite and three further double bedrooms with excellent head height (again, unusual for Addison Avenue) make the house ideal for families.

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

262 sq m / 2,823 sq ft Including under 1.5m

254 sq m / 2,739 sq ft Excluding under 1.5m



Terms

Tenure Freehold

Local Authority The Royal Borough of Kensington and Chelsea

Council Tax Band H

EPC Rating D

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

Listing Grade II listed

Conservation Area Norland Conservation Area

Parking Resident parking permit on street bays

Guide Price £9,250,000 subject to contract

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