



An immaculately presented two bedroom garden flat

Addison Gardens, London, W14

Share of Freehold



Approximately 0.4 miles to Shepherd's Bush station • Private garden • Two bedrooms • Open-plan kitchen/reception
• Excellent nearby local amenities

Local Information

Addison Gardens is situated within easy reach of excellent schools, Holland Park, the Westfield shopping complex and all the amenities of Brook Green.

There are excellent local transport links including London Underground services from Shepherd's Bush Station, approximately 0.2 miles (Central Line, Overground and National Rail services), Hammersmith Broadway Station, approximately 0.7 miles (District, Piccadilly, Circle and Hammersmith & City lines) and Goldhawk Road, approximately 0.6 miles (Hammersmith & City lines).

About this property

A beautifully presented two bedroom garden apartment situated along Addison Gardens.

This fantastic apartment comprises of an open-plan kitchen/reception room, two well-sized bedrooms, two bathrooms, a cloakroom and a spacious west facing garden.

The private entrance opens from the front terrace allowing access to the property. Upon entrance the principal bedroom can be found featuring bespoke built-in wardrobes, a modern en suite and a stunning bay window, allowing for an abundance of natural light to enter the room. The second shower room sits adjacent.

The modern open-plan kitchen features a multitude of built-in storage cupboards along with modern appliances. A large archway opens to the reception room offering a wonderful period fireplace, built-in shelving and large double doors presenting access to the private west facing garden.

The second double bedroom leads from the reception room offering views over the garden with excellent entertaining space for family and friends.

This home has been designed to a high standard and offers modern living arrangements throughout.

Tenure

Share of Freehold

Local Authority

Hammersmith and Fulham London Borough Council, Town Hall

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shepherds Bush & Brook Green Office.

Telephone: +44 (0) 203 618 3777.





Addison Gardens, London, W14
Gross Internal Area Approximately 753 sq ft, 61 m²

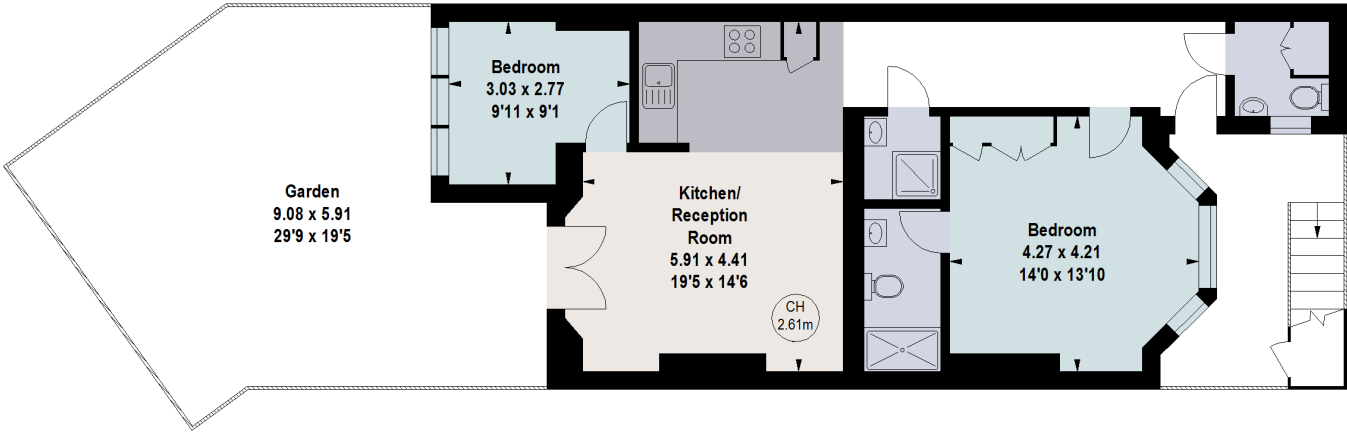
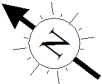
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Addison Gardens, W14


Approximate gross internal area
753 sq ft / 69.95 sq m

Key :
CH - Ceiling Height



Lower Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright of FeaturePRO.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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