



A fantastic, newly refurbished two bedroom apartment with access to a charming private garden.

Upper Addison Gardens, London, W14

Guide Price £1,150,000 Leasehold (Lease Expiry January 2271)



Charming Garden apartment • Beautifully refurbished • Two bedrooms, One bathroom • Open-plan kitchen, dining room and reception room Access to a private patio garden • Own private entrance

About this property

Situated on the lower ground floor of an attractive terrace, this fantastic two bedroom apartment benefits from its own entrance and direct access to a private patio garden.

The property has recently undergone a comprehensive refurbishment and is finished to an exceptional standard offering two good sized double bedrooms with built in storage. The apartment further benefits from a large family bathroom and ample storage throughout.

There is a large open plan kitchen, dining and reception room which is flooded with light. The apartment also offers a separate storage room in the vaults by the entrance.

Local Information

Upper Addison Gardens forms part of the renowned Holland Park neighbourhood, one of London's most prestigious areas. It is within walking distance of a number of excellent local shops on Holland Park Avenue including independent wine merchants, grocers, a family run butchers as well as the phenomenon that is Westfield shopping mall, a one-stop shop for all the main brands.

Furthermore, Holland Park itself is also nearby as well as the brilliant links into the West End & City provided by the Central Line at Holland Park underground station and the easy access to Heathrow Airport and the West via the M4/M40 motorway network.

Tenure Leasehold (Lease Expiry January 2271)

Local Authority Royal Borough of Kensington & Chelsea

Council Tax Band = G

Ground Rent £350 per annum

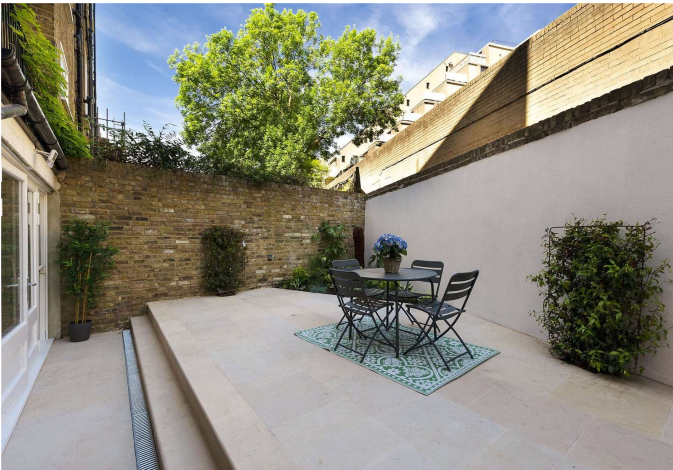
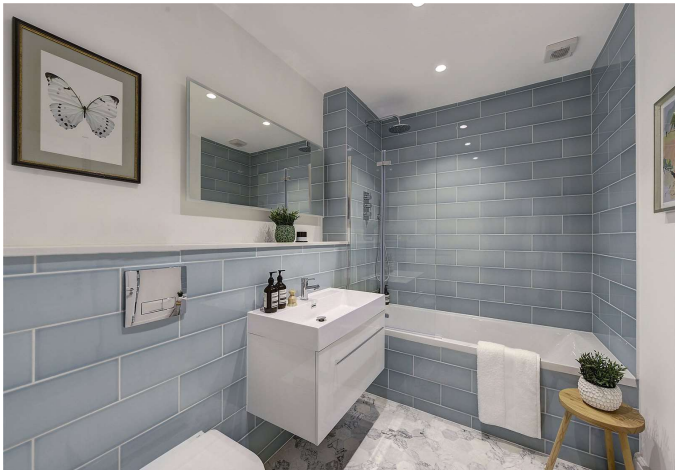
Service Charge Nil

Energy Performance EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Kensington Office.
Telephone: +44 (0) 20 7535 3300.





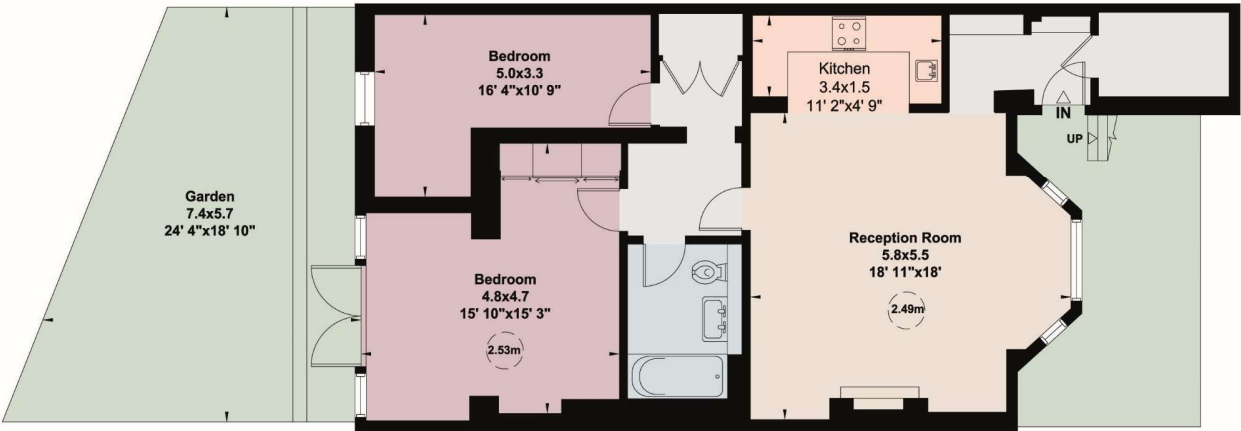
Upper Addison Gardens, London, W14
Gross Internal Area 990 sq ft, 92 m²

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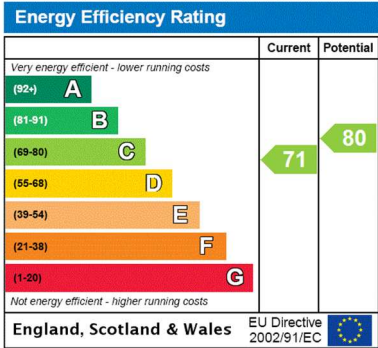
Upper Addison Gardens, W14

Gross internal area (approx.)
92 Sq m (990 Sq ft)
For identification only, Not to Scale
capital 020 8671 7722



Lower Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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