



## A beautifully presented penthouse apartment in the heart of Holland Park

**Addisland Court, Holland Villas Road, London, W14**

£1,350,000 Share of Freehold





A well-presented two bedroom penthouse apartment in a portered mansion block • Exceptional light with West facing views • Large West Facing part-demised roof terrace • Excellent living and entertaining space • Fantastic location close to Holland Park and Holland Park Avenue • Benefits from two lock up garages and a storage room

#### Local Information

Addisland Court is found on Holland Villas Road which is recognized as being one of the most prestigious and sought after addresses in Holland Park. Nearby, there are plenty of local shops and restaurants such as The Belvedere, Lidgates Butchers and Waitrose as well as a number of London Bus routes and the Underground Station on Holland Park Avenue (Central Line). Holland Park itself offer a wonderful respite from modern life with its open spaces, woodland, walled gardens and waterfalls as well as sports pitches and tennis courts.

#### About this property

This fantastic lateral penthouse apartment is situated on the top floor (with lift) of a well maintained portered red brick mansion building and successfully combines exceptional entertaining space and substantial family accommodation.

The apartment benefits from an abundance of natural light throughout with a predominantly West facing aspect. The principal double reception room and open plan kitchen offers great living and entertaining space given its generous size. The large part-demised roof terrace is located off of the reception room and has fantastic views over the roof tops of Holland Park.

The bedroom accommodation is well thought out and offers two spacious double bedrooms and a shared family bathroom. The apartment further benefits from two lock up garages held on separate leases, a storage room and porter service.

#### Tenure

Share of Freehold

#### Local Authority

Royal Borough Of Kensington and Chelsea

#### Energy Performance

EPC Rating = D

#### Viewing

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







Addisland Court, Holland Villas Road, London, W14  
Gross Internal Area 961 sq ft, 89.3 m²

Charlie Kennard  
Kensington  
+44 (0) 20 7535 3300  
charlie.kennard@savills.co.uk

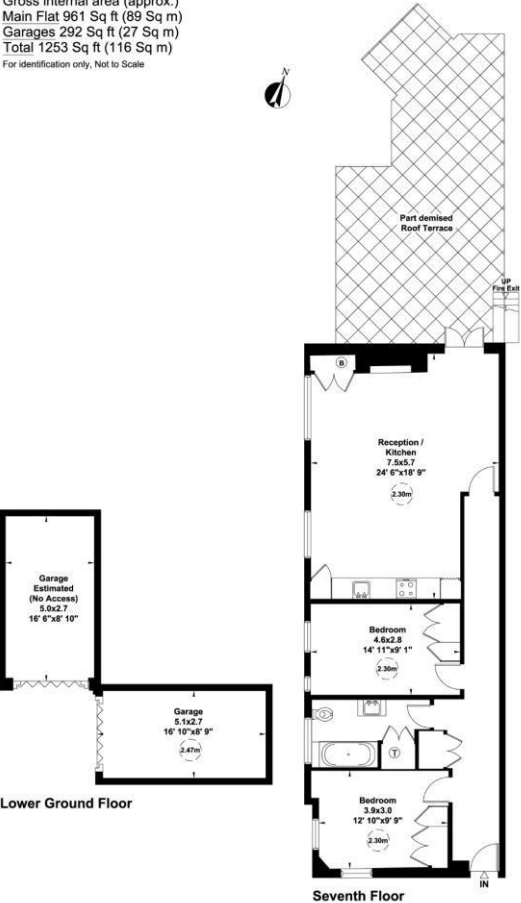


savills

savills.co.uk

37 Addisland Court, Holland Villas Road, W14

Gross internal area (approx.)  
Main Flat 961 Sq ft (89 Sq m)  
Garages 292 Sq ft (27 Sq m)  
Total 1253 Sq ft (116 Sq m)  
For identification only, Not to Scale



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).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	78
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200214HHTV

