



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

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

Guide Price £1,250,000 Share of Freehold (Lease Expiry December 2995)





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

**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.

**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.

**Tenure** Share of Freehold (Lease Expiry December 2995)

**Local Authority** Royal Borough Of Kensington and Chelsea

**Council Tax** Band = G

**Service Charge** £4200 per annum

**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.





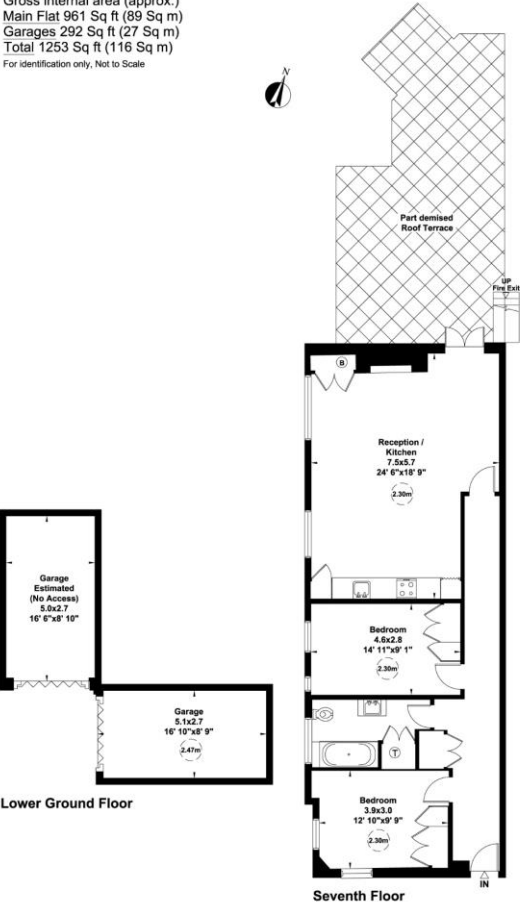


Addisland Court, Holland Villas Road, London, W14  
Gross Internal Area 961 sq ft, 89.3 m²

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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

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