

RUSSELL SIMPSON

Sublime six-bedroom family home with
elegant interiors and communal garden
access

LOWER ADDISON GARDENS
HOLLAND PARK W14



Lower Addison Gardens
Holland Park W14

£6,950,000

BEDROOMS 6	INTERNAL 4,267 SQ FT	OUTDOOR 1,078 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 3	396 SQ M	EPC D	COUNCIL TAX Band H
BATHROOMS 4		TENURE Freehold	



The Property

Exceptionally spacious and attractive house on a sought-after address near Holland Park station.

Stepping into the house on the raised ground floor, the entrance hall leads into a generous reception room with a south-facing bay window. The room leads into an opulent dining room with full-length windows and double French doors opening onto a terrace, which itself leads down to a private garden. Both rooms include wooden floors, high ceilings with ornate cornices, and attractive fireplaces.









The lower ground floor includes a well-proportioned open-plan kitchen with modern units, a central island breakfast bar and separate street access. This flows through to an informal dining room with bi-folding French doors leading into the garden. This floor also features a convenient utility room.

This substantial Victorian terrace house features large and lofty proportions. Its interiors are decorated in a tasteful traditional style and presented in very good condition.

Indoor Spaces

The first floor is almost entirely occupied by the principal bedroom suite, which includes a spacious principal bedroom, a dressing room and a bathroom with both shower and bath. This floor also includes a study.

The second floor contains two more bedrooms and a bathroom, with a study / office space on the half landing. The third floor contains three more bedrooms sharing two more bathrooms.





Outdoor Spaces

The house includes a rear garden with generous paved area for outdoor dining. From here, a gate leads directly into an expansive communal garden. There is also a roof terrace with beautiful views over the garden square.





The Neighbourhood

Lower Addison Gardens is a quiet residential street lined with attractive houses set back from the road. From here, Holland Park station is a short walk away, while Shepherd's Bush and Kensington Olympia stations are also close. In addition, the open spaces of Holland Park are within easy reach, along with the Westfield shopping centre and the outstanding schools that are located in the area.

APPROXIMATE INTERNAL AREA

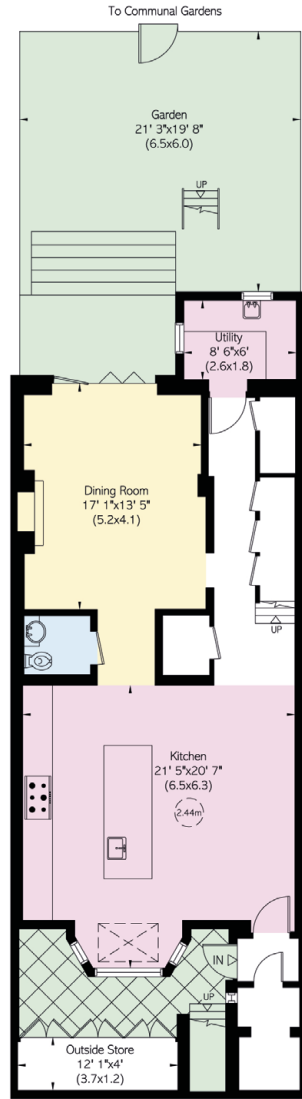
4,267 SQ FT / 396 SQ M

INCLUDING LIMITED USE AREA

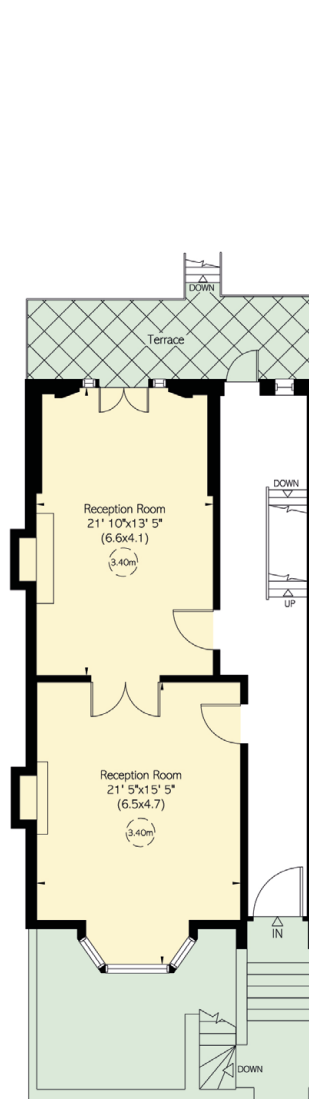
64 SQ FT / 6 SQ M

OUTSIDE AREA

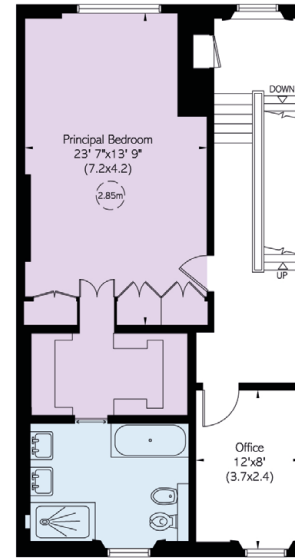
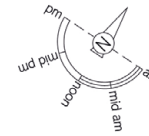
1,078 SQ FT / 100 SQ M



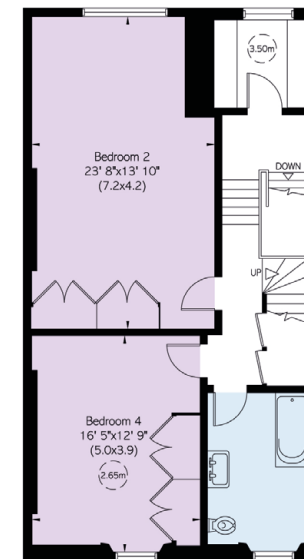
Lower Ground Floor



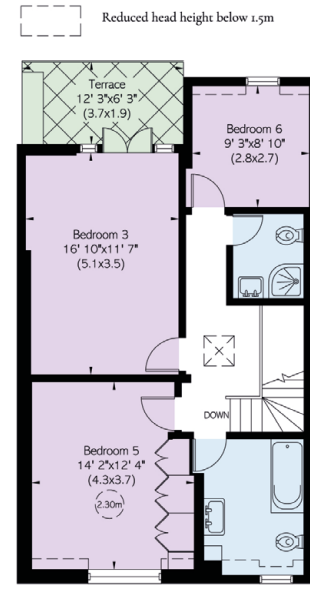
Ground Floor



First Floor



Second Floor



Third Floor

Reduced head height below 1.5m



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October 2021