



RUSSELL SIMPSON

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

UPPER ADDISON GARDENS
HOLLAND PARK W14

Upper Addison Gardens Holland Park W14

£7,950,000

BEDROOMS 7	INTERNAL 4,514 SQ FT 419 SQ M	OUTDOOR 549 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 4		EPC D	COUNCIL TAX Band H
BATHROOMS 6	—	TENURE Freehold	





The Property



Exceptionally spacious and stylish house on a popular address in Holland Park

Stepping into the house on the raised ground floor, the front hall opens onto generous living area. A dining room with a broad bay flows through to a kitchen with double French doors leading onto a rear terrace. High ceilings, wooden floors, modern kitchen units and a double aspect create a sense of brightness and space throughout.

The lower ground floor features a second kitchen, as well as a reception room. Both these spaces have bifolding doors leading out into the garden, filling them with light. Furthermore, this floor contains a bedroom with an ensuite bathroom, an additional bathroom and guest WC, a utility cupboard, storage space and separate street access.

The house is decorated in a sophisticated style with contemporary interiors adding to the sense of space.





The first floor is entirely occupied by an opulent principal bedroom suite. This includes a bedroom with a private terrace, a bathroom with a bath, a walk-in wardrobe and a separate dressing room.

The second floor contains three more bedrooms, one with an ensuite bathroom. The third floor offers two more bedrooms and two more bathrooms, one of them ensuite, and another private terrace.







Outdoor Spaces

The property includes a rear garden with enough space for outdoor seating and a gate leading through to a large communal garden.





The Neighbourhood

Upper Addison Gardens is a quiet residential street lined with attractive houses set back from the road. It was historically the London home of the celebrated philosopher Isaiah Berlin.

From here, Holland Park and Kensington Olympia stations are a short walk away. In addition, the open spaces of Holland Park are within easy reach, along with all that Notting Hill Gate and High Street Kensington have to offer.

APPROXIMATE INTERNAL AREA

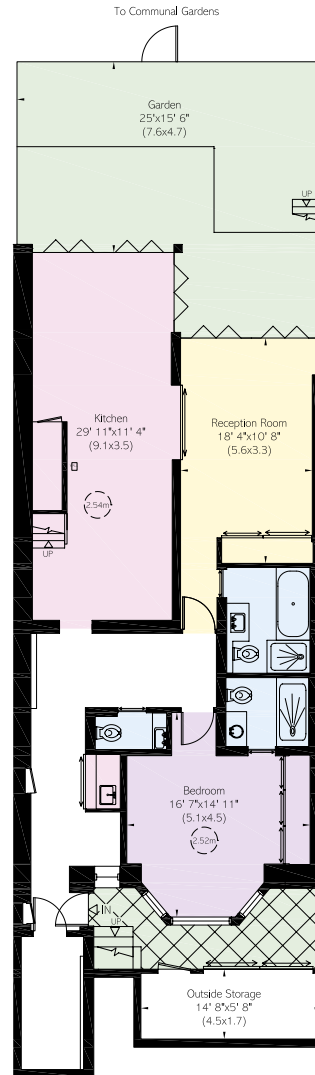
4,514 SQ FT / 419 SQ M

INCLUDING LIMITED USE AREA
& OUTSIDE STORAGE

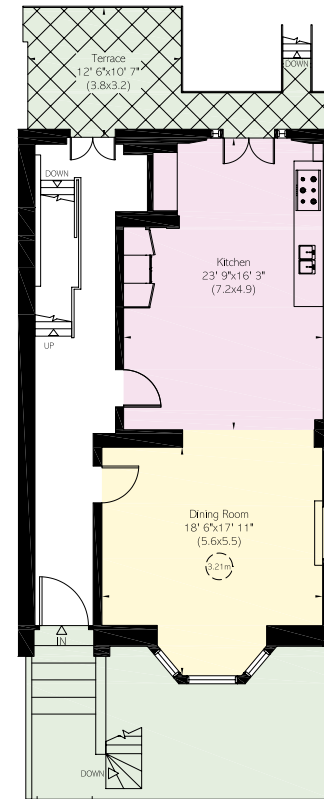
110 SQ FT / 10 SQ M

OUTSIDE AREA

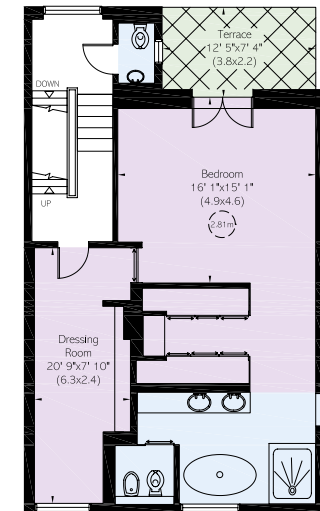
549 SQ FT / 51 SQ M



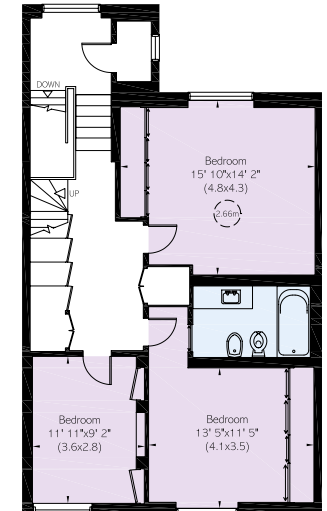
Lower Ground Floor



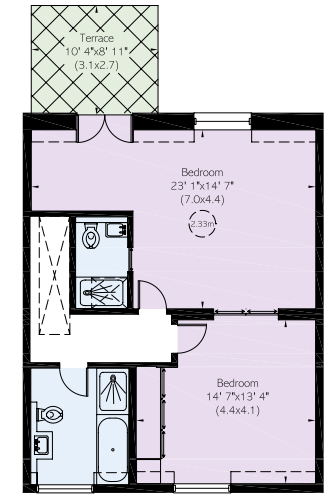
Raised Ground Floor



First Floor

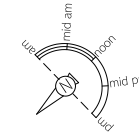


Second Floor



Third Floor

Reduced head height below 1.5m



**RUSSELL
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Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
Any measurements of distances referred to herein are approximate only. October 2021