



**BEAUCHAMP
ESTATES**

Addison Road

HOLLAND PARK





Garden level apartment in a sought after Holland Park address.



Exterior

This garden level apartment on one of Holland Park's most prestigious addresses featuring grand ceiling heights, its own entrance, and a private patio with plenty of space for outdoor dining.

Highlights

- Street entrance
- Private patio
- High ceilings
- Three private vaults





Interiors

The home comprises a large reception room, kitchen with breakfast room, two guest bedrooms, a guest bathroom, and a principal bedroom with ensuite and walk-in wardrobe. The apartment also benefits from ample storage space.

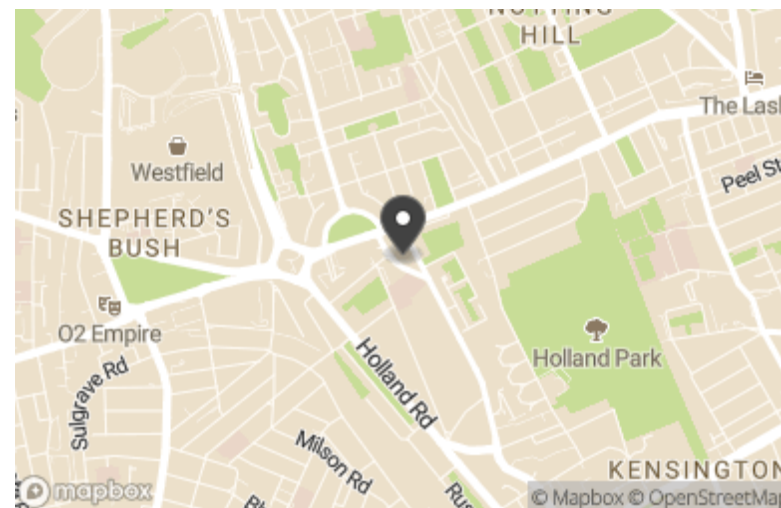


Features

- Lateral Living
- Open Fire Place
- Outdoor Entertaining
- Private Terrace

Location

The apartment is ideally positioned adjacent to Holland Park and in close proximity to many boutiques, restaurants and cafes on Holland Park Avenue. Shepherds Bush Underground Station (Central Line) and Shepherds Bush Overground are under a 5 minute walk away making all of London accessible.



Terms

Price: £1,700,000

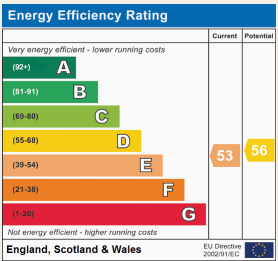
Tenure: Share of Freehold, 965 years remaining

Ground Rent:

Service Charge:

Local Authority: Kensington & Chelsea

Council Tax: G

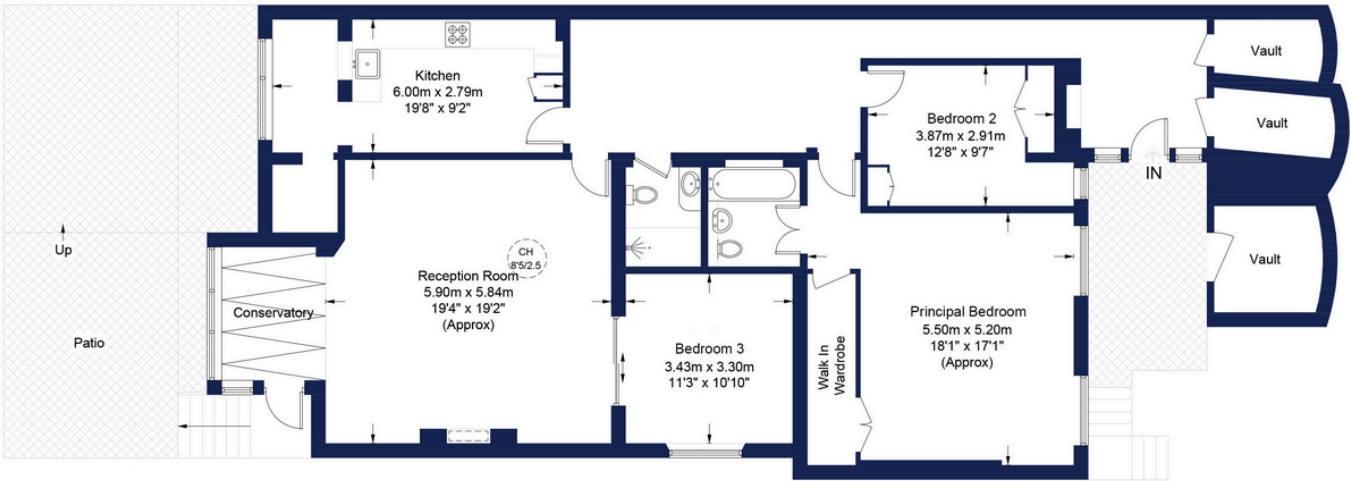


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Addison Road, W14
Approximate Gross Internal Area = 163.2 sq m / 1757 sq ft
(Including Internal Vaults & Excluding Reduced Headroom)
External Vault = 4.8 sq m / 52 sq ft
Reduced Headroom = 0.3 sq m / 3 sq ft
Total = 168.3 sq m / 1812 sq ft

= Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID843502)





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