



Addison Road
Holland Park, W14

£1,100,000

 3  2  Flat/Apartment

HOMESITE

Three bedroom garden apartment with private parking and garden

FULL DETAILS

This wonderful garden apartment has been refurbished to an excellent standard throughout and has a fabulous conservatory which looks onto the large private patio garden. The property is offered in very good condition with plenty of natural light, two reception rooms (which are superb for entertaining), three bedrooms and two well-appointed bathrooms with underfloor heating (one en-suite). The apartment is located in this impressive and recently redecorated period building on the sought-after Addison Road, in the heart of Holland Park, and with the benefit of private off-street parking. Addison Road is a quiet street conveniently located for the wide variety of shops, restaurants, cafes and transport links of Holland Park and Notting Hill. Westfield shopping centre is also close by, as are the beautiful green open spaces of Holland Park. Holland Park tube station (central line) is a short walk away along with a multiple of bus routes and easy access to the A40.

PROPERTY FEATURES

- Excellent condition
- Off Street Parking space
- Wooden Floors
- Excellent reception space
- Conservatory
- Three Bedrooms
- Two Bathrooms (underfloor heating)
- Private patio garden
- Share of Freehold
- Council Tax - Band F

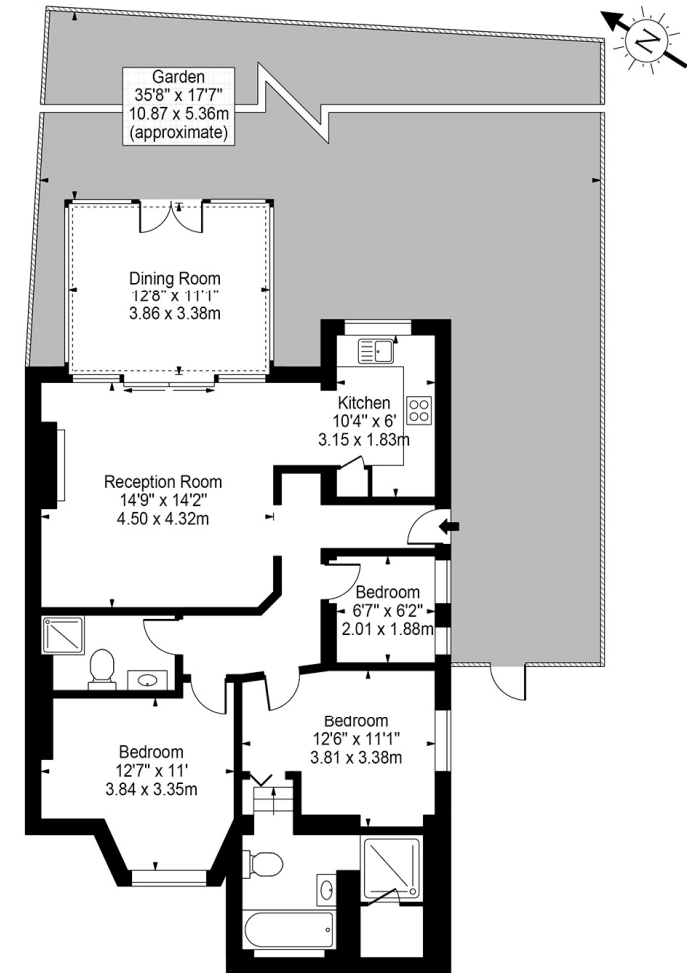
PROPERTY INFO

TENURE
Share of Freehold, approx. 999 year lease

SERVICE CHARGE
approx. £150 pcm

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	57	
(21-38)	F		
(1-20)	G		75
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Addison Road, W14
Approx. Gross Internal Area 975 Sq Ft - 90.58 Sq M



Lower Ground Floor
For Illustration Purposes Only - Not To Scale

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*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.