



UPPER ADDISON GARDENS, HOLLAND PARK, W14
£1,250,000

Carter Jonas

UPPER ADDISON GARDENS, W14

Impressive first floor, two bedroom apartment finished to a very high standard and located along a popular tree lined residential road in Prime Holland Park and with access to the immaculate landscaped gardens. Upper Addison Gardens is conveniently located within easy reach to Westfield shopping centre, picturesque Holland Park, and a wide choice of good schools, Notting Hill is also close by. The closest stations are Holland Park and Shepherds Bush.

Large open-plan reception with fully fitted open-plan kitchen, 2 double bedrooms, shower room, utility room. Communal gardens.

The kitchen is fully fitted and includes a dishwasher and tap that provides boiling water and there is a separate utility room. The apartment has been cleverly designed so that through the use of sliding doors the apartment layout is versatile.

Leasehold 999 years from 12th June 2018 with Share of Freehold
Service charge currently £3400 per annum
Ground rent Peppercorn

Royal Borough of Kensington & Chelsea
Council Tax Band: G

For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

For eligibility for resident parking permits, please refer to the RBKC website <https://www.rbkc.gov.uk/parking-transport-and-streets/visitor-parking-and-pay-phone/guide-parking> for further details.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	81

England, Scotland & Wales EU Directive

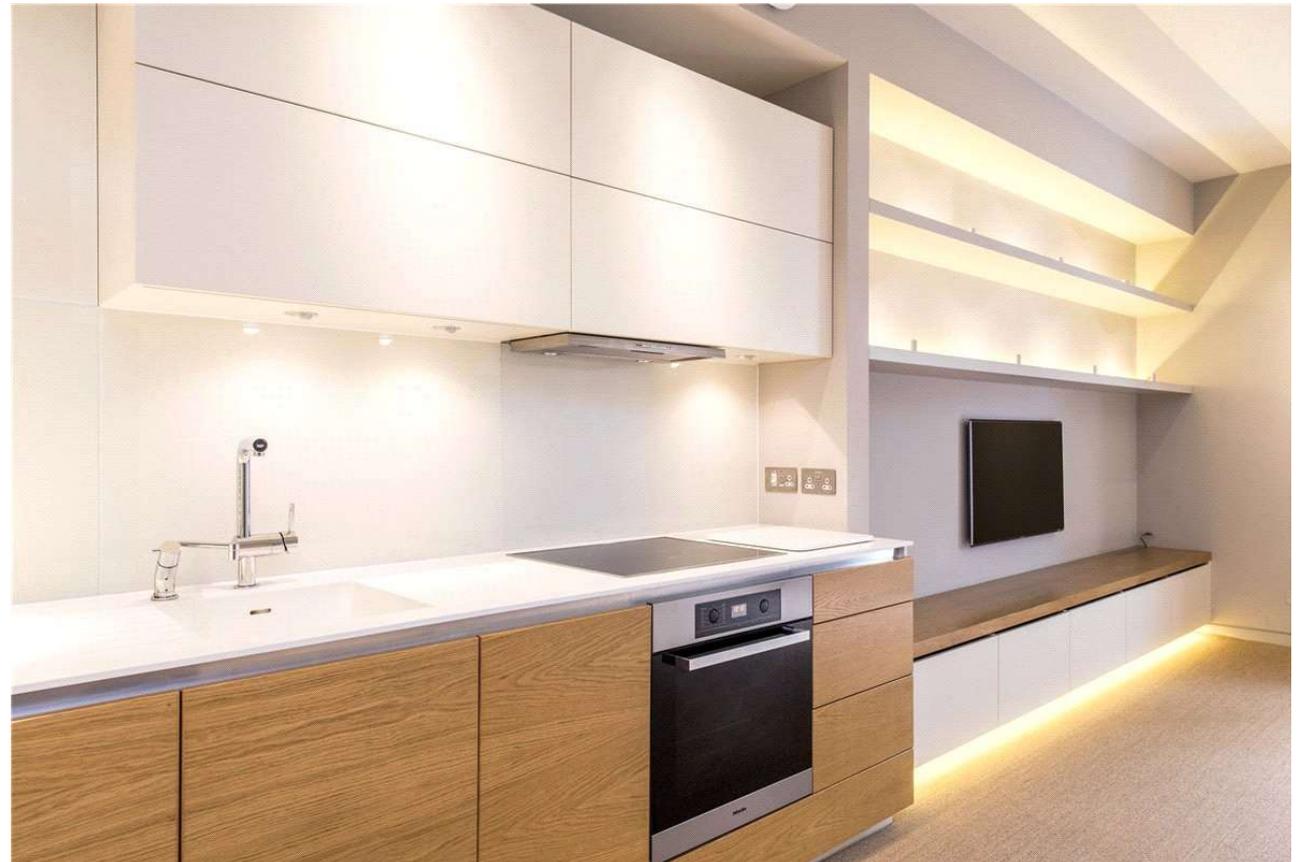
AMENITIES

- Refurbished to a high standard
- Large communal gardens
- Two bedrooms
- Stylishly decorated
- First floor period conversion
- Closest stations - Holland Park and Shepherds Bush

TENURE Leasehold plus Share of Freehold

LOCAL AUTHORITY RBKC

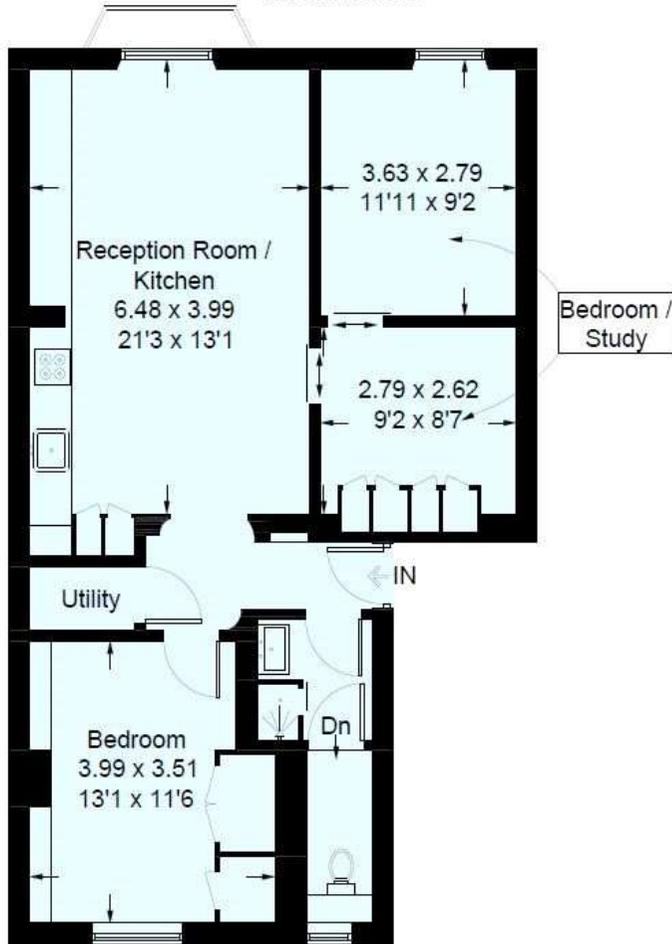
EPC BAND C





Upper Addison Garden, W14

Approximate Gross Internal Area
73.1 sq m / 787 sq ft



First Floor

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. (ID452402)



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Classification L2 - Business Data

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