



RUSSELL SIMPSON

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

UPPER ADDISON GARDENS
HOLLAND PARK W14

Upper Addison Gardens

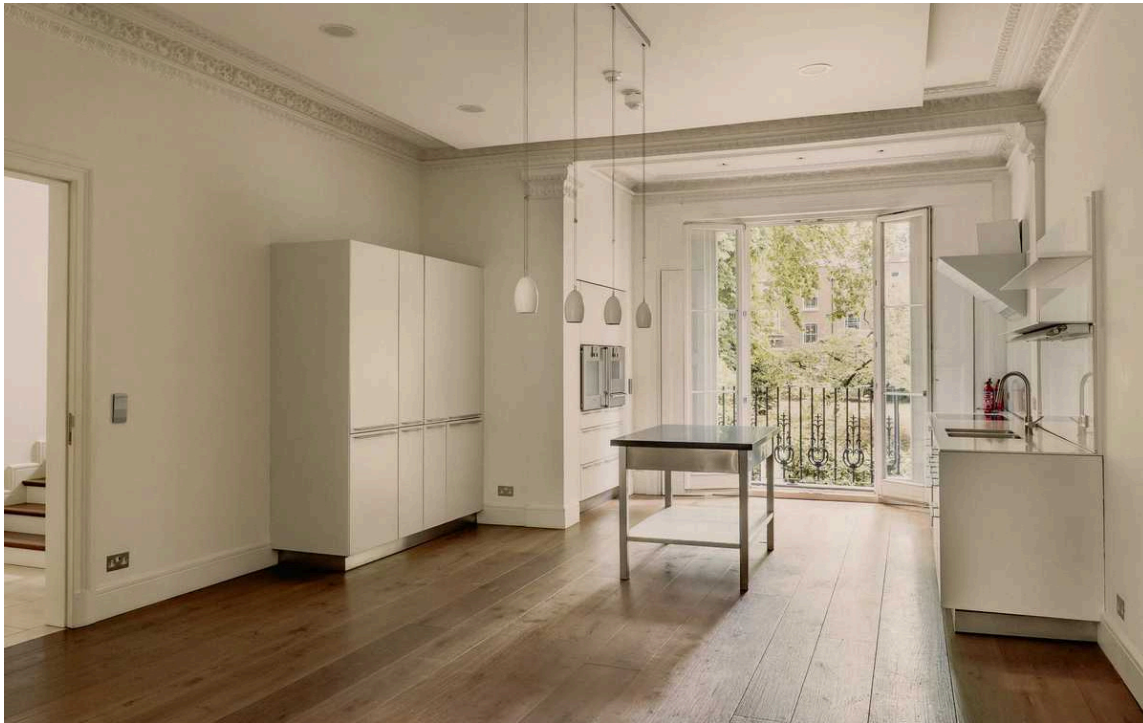
£7,950,000

<div>BEDROOMS</div> <div>7</div>	<div>INTERNAL</div> <div>4,514 <small>SQ FT</small></div> <div>419 <small>SQM</small></div>	<div>OUTDOOR</div> <div>548 <small>SQ FT</small></div>	<div>COUNCIL TAX</div> <div>RBKC, H</div>
<div>BATHROOMS</div> <div>6</div>		<div>EPC</div> <div>D</div>	<div>TENURE</div> <div>Freehold</div>



The Property

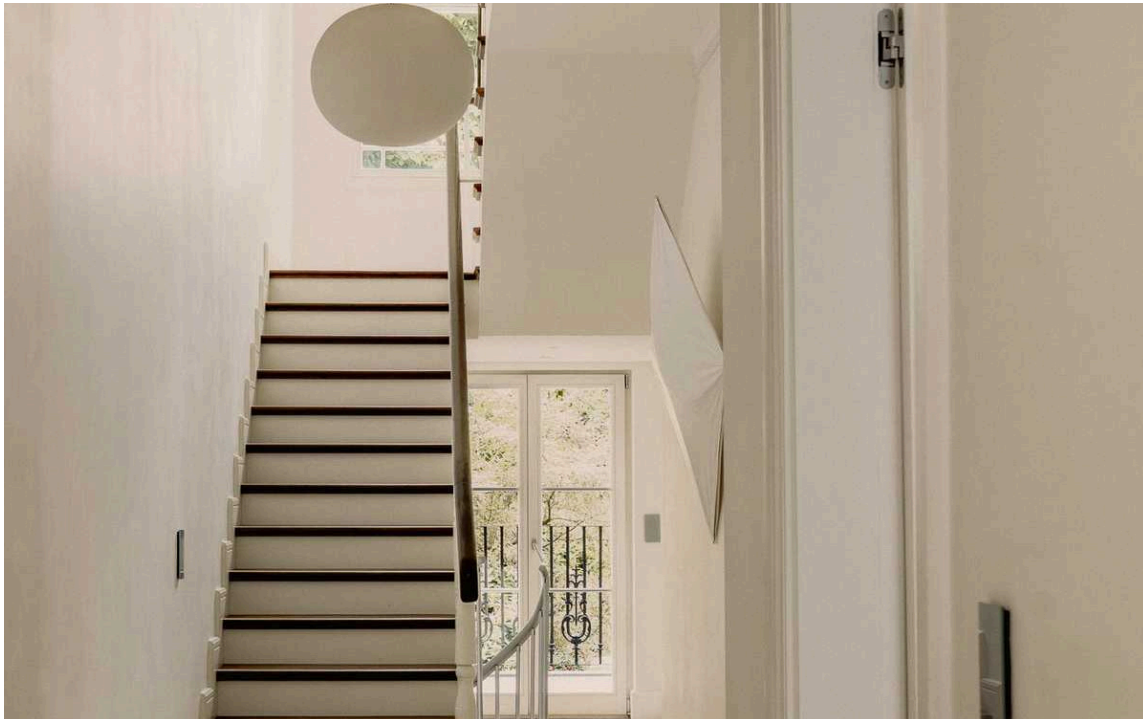
Exceptionally spacious and stylish house on a popular address in Holland Park



Indoor Spaces

Stepping into the house on the raised ground floor, the front hall opens onto a 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 Bedrooms

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 Design

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





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.

Upper Addison Gardens, W14

**RUSSELL
SIMPSON**

Approximate Internal Area

4,314 sq ft / 400 sq m

Including limited use area and outside storage

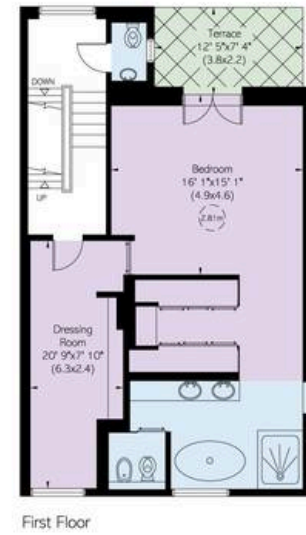
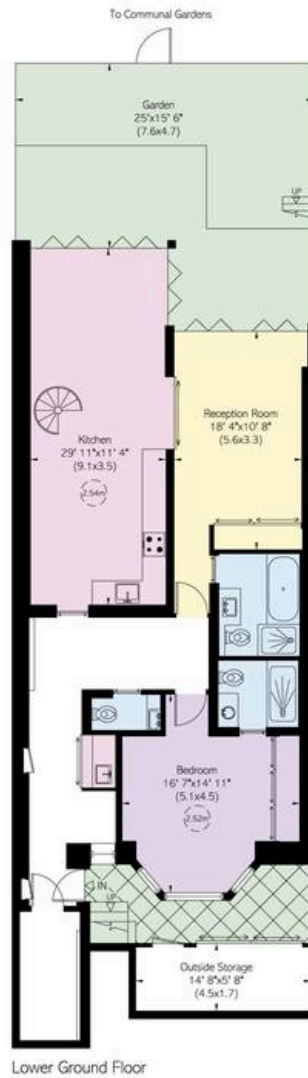
100 sq ft / 9 sq m

Outside Area

549 sq ft / 51 sq m

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.

Reduced head heights below 1.5m



**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk