



RUSSELL SIMPSON

A five bedroom house with a garden,
available to rent unfurnished

ADDISON AVENUE
HOLLAND PARK W11

Addison Avenue

£4,850 P/W

BEDROOMS 5–5	INTERNAL 3,423 SQ FT 318 SQM	OUTDOOR 2,298 SQ FT	FURNISHED STATUS Unfurnished
BATHROOMS 4–4		EPC E	COUNCIL TAX RBKC, H



The Property

This impressive house offers a pair of large reception rooms, as well as a balcony and a conservatory overlooking the picturesque garden.





Indoor Spaces

Entering the house on the ground floor, the hallway leads to a pair of elegant reception rooms with tall windows and high ceilings. The second of these opens onto a wide balcony, with views over the garden below.

Dropping to the lower ground floor, the generous open-plan kitchen includes an informal dining area and a conservatory with direct access to the garden. In addition, this floor contains a bedroom and bathroom suite with a private entrance, as well as a study/playroom.

Bedroom Spaces

Moving upstairs to the first floor, the two bedrooms are accompanied by two bathrooms, one of them ensuite. Rising up to the second floor, two further bedrooms are complemented by a family-sized bathroom.





Outdoor Spaces

The south-west facing garden includes a sunken patio, a raised lawn, and a shaded seating area for eating and entertaining. There are also two first-floor balconies with steps leading down into the garden.



The Neighbourhood

Addison Avenue is a historic street, lined with early Victorian properties, their stucco facades painted in attractive pastel colours. It's within walking distance of Holland Park Avenue underground station and the green spaces of Holland Park.

Addison Avenue, W11

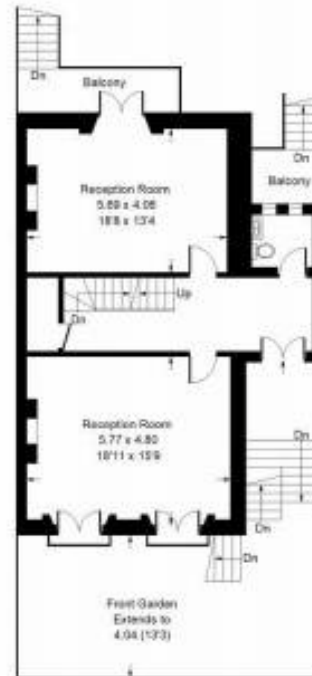
Approx. Gross Internal Area = 207.2 sq m / 2199 sq ft
(Including Boiler Room)
Eaves = 31.4 sq m / 336 sq ft
Stores = 6.4 sq m / 69 sq ft
Total = 335 sq m / 3605 sq ft



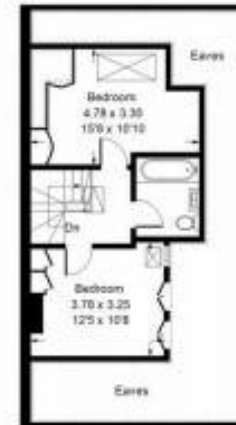
□ = Reduced headroom:
below 1.5 m / 5'0"



Lower Ground Floor



Raised Ground Floor



Second Floor



First Floor

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk

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