



ADDISON ROAD

HOLLAND PARK W14





An exceptional eight-bedroom detached family villa set behind gates and a carriage drive and with a 100 ft west-facing garden

This incredible house was originally built for Lord Holland in 1859 by his favourite builder, James Hall. The house was completely remodelled by the sellers in the 1990s. As a result, the house has huge volume throughout, much larger and deeper bay windows at the front of the house, and a much more substantial top floor than almost every other house on the road.

Whilst now requiring some modernisation, the house is well-presented and is ideal for a family looking for a substantial home. It also has significant potential (subject to the usual consents) as all of the accommodation is above ground.

Of particular note within the house is the west-facing drawing room, which is over 1000 sq ft, has a ceiling height of over 4m and has views and access to the stunning rear garden. In addition, the principal bedroom suite has a balcony and also overlooks the garden, so is wonderfully quiet. The top-floor bedrooms are all double-height and have additional sleeping platforms.

There is substantial parking in front of the house behind electric gates and there is an integrated single garage. The house also has an indoor swimming pool and substantial staff accommodation that can be separately accessed.







Location

Addison Road is located in the area of Holland Park close to the neighbourhoods of Notting Hill and Kensington. Holland Park is one of London's finest open spaces providing wonderful rural walks, tennis courts and children's play areas as well as an annual open-air opera. Shopping can be found close by in both Holland Park and on Kensington High Street, and the area is well-served for schools.

Tenure
Freehold

Guide Price
£35,000,000

Local Authority
Royal Borough of Kensington & Chelsea

Council Tax
Band H

EPC
Rating C



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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