



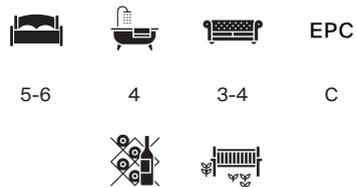
## ADDISON AVENUE

Holland Park, W11



# AN ELEGANT SIX BEDROOM FAMILY HOME

Located in the heart of Holland Park, within the prestigious Royal Borough of Kensington & Chelsea, this home enjoys proximity to one of London's most beautiful parks and green spaces.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: C

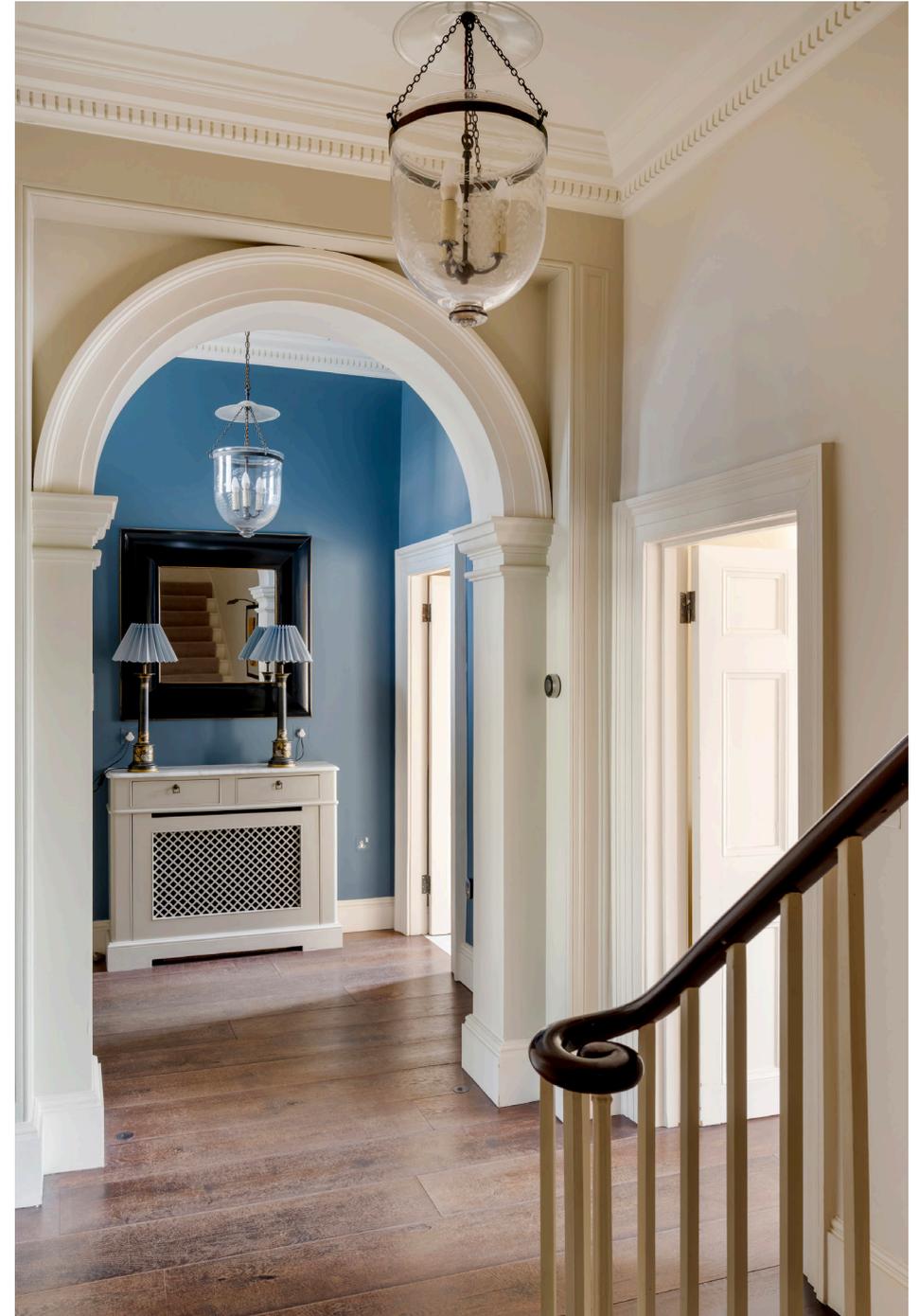
Tenure: Freehold

Guide Price: £10,500,000



SET ON ONE OF THE MOST DESIRABLE TREE LINED STREETS, THIS EXCEPTIONAL SIX BEDROOM GRADE II LISTED HOUSE COMBINES TIMELESS PERIOD CHARM WITH MODERN FAMILY LIVING.

Refurbished to a very high standard this property features a rare 56 ft west facing garden and spacious family living areas. The garden level includes a contemporary kitchen-dining room opening to the glorious garden, and a separate living room. The generous basement offers a multi-purpose room (ideal as a cinema room, gym or sixth bedroom with en suite shower room), a utility room, and a wine cellar. The raised ground floor has a formal reception and dining room with period features, plus a balcony terrace with garden access. The first floor has three bedrooms, including a principal suite with en-suite, and a shower room. The top floor has two additional bedrooms with a family bathroom, perfect for children, guests, or studies. The property also has the right to apply for a key to St. James's Garden and Norland Square Communal Garden.







# Addison Avenue, W11

Approximate Gross Internal Area = 366.2 sq m / 3941 sq ft  
(Excluding Void & Limited Use Area / Eaves )

Approximate Gross Internal Area = 389.4 sq m / 4191 sq ft  
(Excluding Void & Including Limited Use Area / Eaves )



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. (ID767266)

We would be delighted  
to tell you more.

**Arthur Lintell**

+44 2073139112

arthur.lintell@knightfrank.com

**Knight Frank Notting Hill- Sales**

294 Westbourne Grove

W11 2PS

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.