



# Addison Road

Holland Park W14



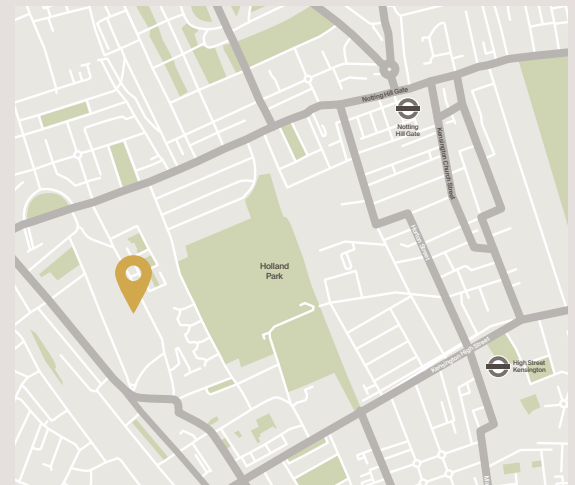
Originally built for Lord Holland in 1859 by his favourite builder James Hall, the house was completely remodelled in the 1990's. As a result, it has huge volume throughout, much larger and deeper bay windows at the front of the house, and a significantly larger top floor than almost every other house on the road. Whilst now requiring some modernisation, the house is well-presented and is ideal for a family looking for a substantial home.

Of particular note is the west-facing drawing room, which is over 1,000 sq ft, has a ceiling height of over 4m and has views and access to the stunning rear west facing 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. The house also has an indoor swimming pool leading out to the garden and there is substantial staff accommodation that can be separately accessed.

There is ample parking in front of the house behind electric gates as well as an integrated single garage. With the accommodation currently above ground there is also considerable potential (subject to the usual consents) to carry out significant works.







## Terms

Tenure: Freehold

Local Authority: The Royal Borough of Kensington & Chelsea

Council Tax: Band H





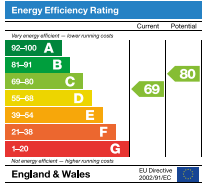
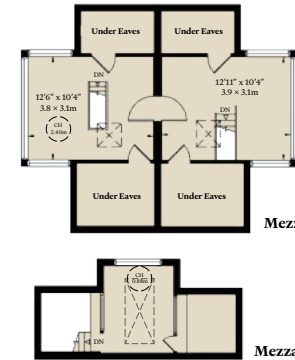
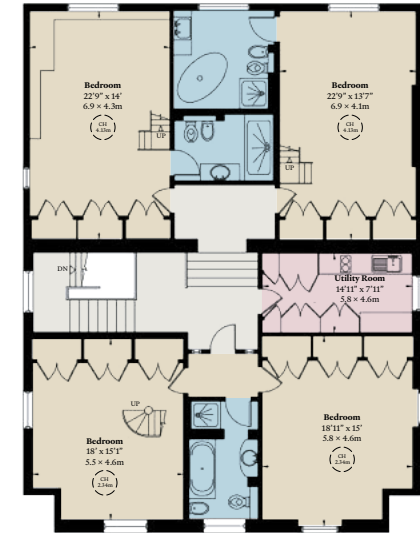
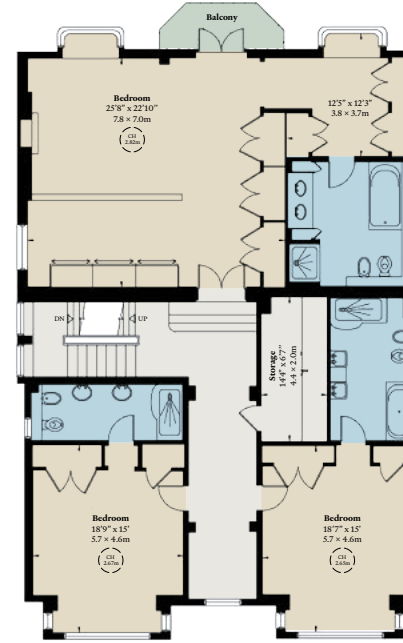
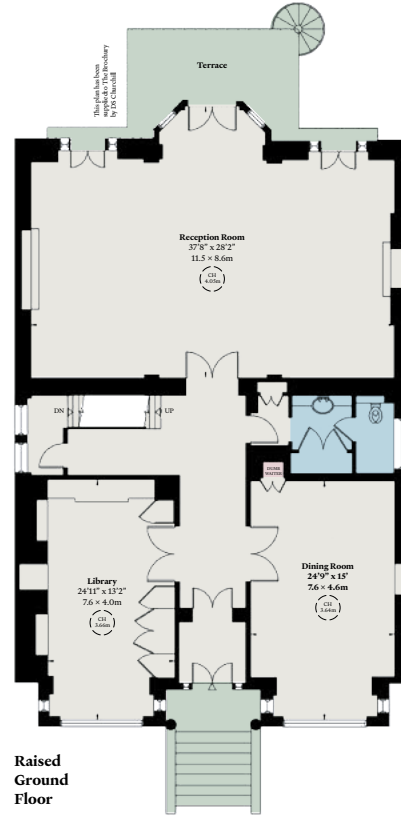




## Approximate Gross Internal Area

9,858 sq ft / 916 sq m  
including under 1.5m  
and under eaves

9,544 sq ft / 997 sq m  
excluding under 1.5m  
and under eaves



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