



**ADDISON ROAD, W14**  
**£1,550,000 SHARE OF FREEHOLD**

**A SPACIOUS THREE BEDROOM MAISONETTE SITUATED ON THE GROUND AND FIRST FLOORS OF AN ATTRACTIVE END OF TERRACE VICTORIAN HOUSE.**

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### DESCRIPTION:

A spacious three bedroom maisonette situated on the ground and first floors of an attractive end of terrace Victorian house. The bright 28' first floor reception room has excellent ceiling height, wooden floors and three sets of full length French windows. The modern kitchen has a further set of French windows onto a balcony. The three double bedrooms are served by a shower room and a bathroom.

Addison Road is situated within the Royal Borough of Kensington & Chelsea and close to Kensington High Street with its many excellent shops, restaurants and transport facilities. The green open spaces of Holland Park are also within easy walking distance.

### ACCOMMODATION:

Entrance Hall | 28' Reception Room | Modern Kitchen | Three Double Bedrooms | Bathroom | Shower Room | Balcony

### LOCAL AUTHORITY:

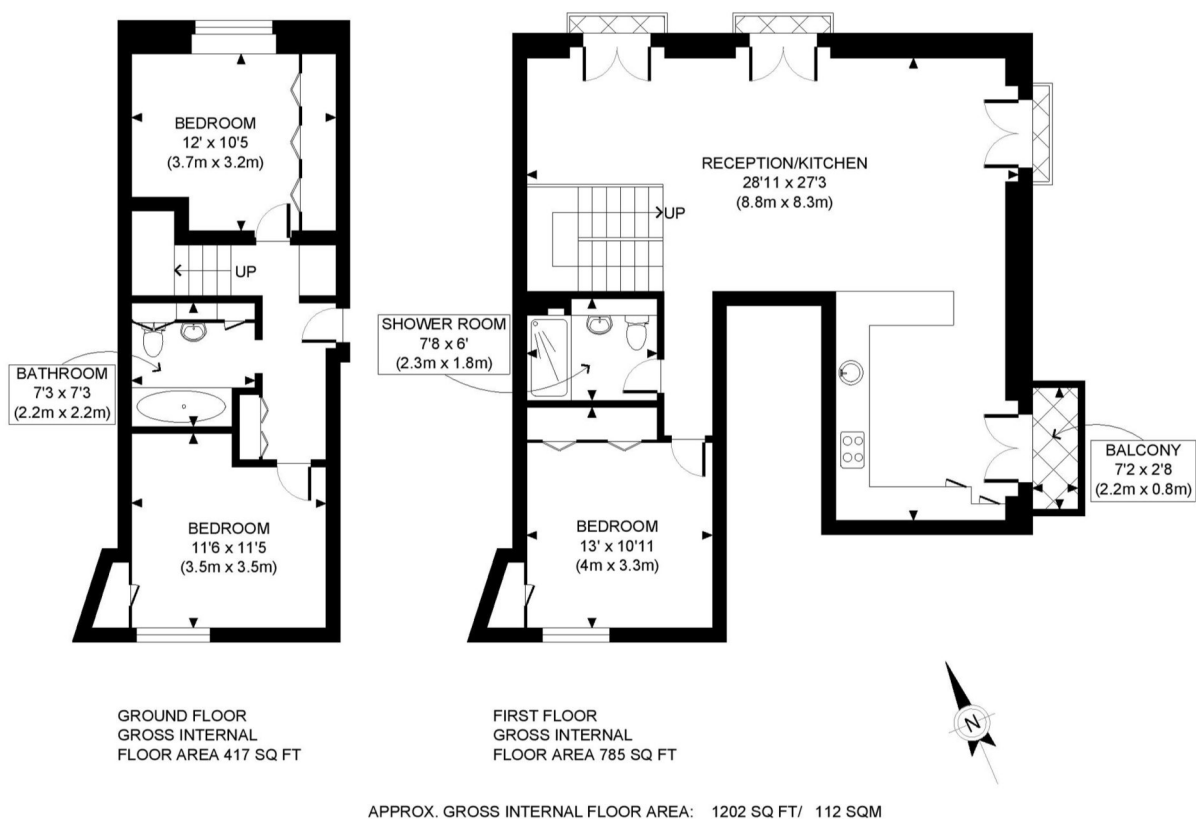
The Royal Borough of Kensington & Chelsea

### NEAREST PUBLIC TRANSPORT:

Kensington Olympia  
Holland Park  
High Street Kensington







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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	72
EU Directive 2002/91/EC			

**Lease:** 999 years from 25 December 1975  
**Ground Rent:** Peppercorn  
**Service Charge:** 35 % of outgoings - currently approx. £700 per annum  
**Council tax band:** G

*Please note all figures are approximate*

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