

# Holland Park, London

Freehold house | 2 bedrooms | Front garden | Great renovation potential

Asking Price: **£1,200,000**

Located in Holland Park, this delightful 2 bedroom house offers a great opportunity to own a freehold property in one of London's most desirable neighbourhoods. Located on Addison Ave, a most beautiful, peaceful, tree-lined street, the home oozes classic charm with period details throughout.

Having been with the same owner for almost 20 years, the property may be in need of upgrades.

The ground floor offers a spacious living area that transitions into the dining space and kitchen. Classic features include a stone mantel fireplace, ornate moulding, substantial wood ceiling beams and flooring.

Upstairs you will find 2 bedrooms and a bathroom.

Located just moments away from the vibrant amenities of Holland Park and Kensington, this property enjoys easy access to boutique shops, gourmet restaurants, and excellent transport links. Holland Park station is under a 10 minute walk and along the way you will have plenty of shops, cafes and restaurants to choose from.

Don't miss this rare opportunity to make this unique property your own while living in one of London's most upscale areas.

- Freehold house
- 2 bedrooms
- Front garden
- Great renovation potential

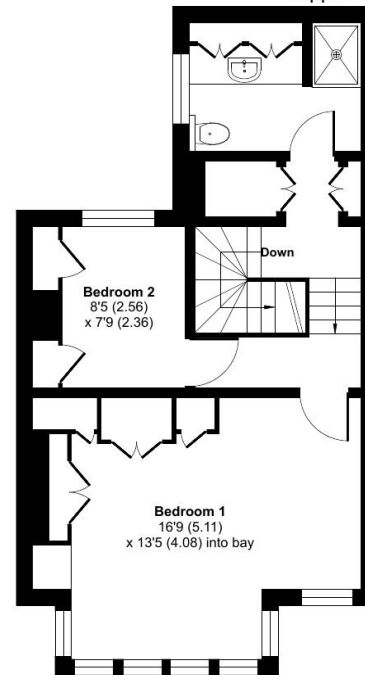
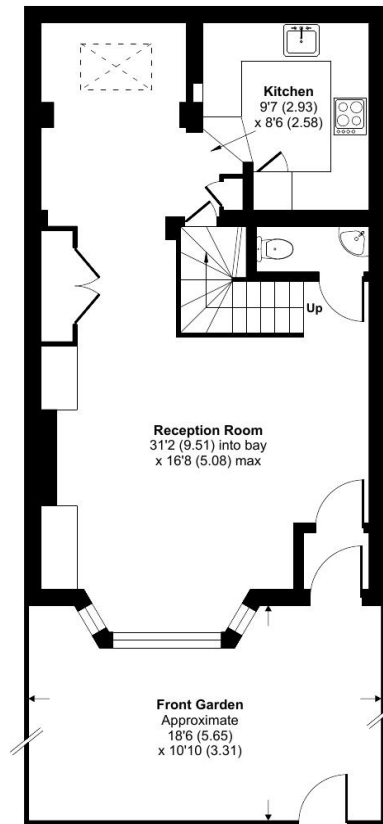






## Addison Avenue, London, W11

Approximate Area = 941 sq ft / 87.4 sq m  
For identification only - Not to scale



# Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Onyx Property Consultants Ltd. REF: 1173243