

Upper Addison Gardens, W14

£1,835,000 Leasehold



- South facing
- Lots of natural light
- Prime W14 location
- Lovely condition

A fabulous three-double bedroom upper floor flat in this prime W14 location, encompassing approx. 1,525 square feet, with the generous reception/dining room spanning the entire width of the building.

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APPROX. GROSS INTERNAL FLOOR AREA 1525 SQFT / 141.68 SQM

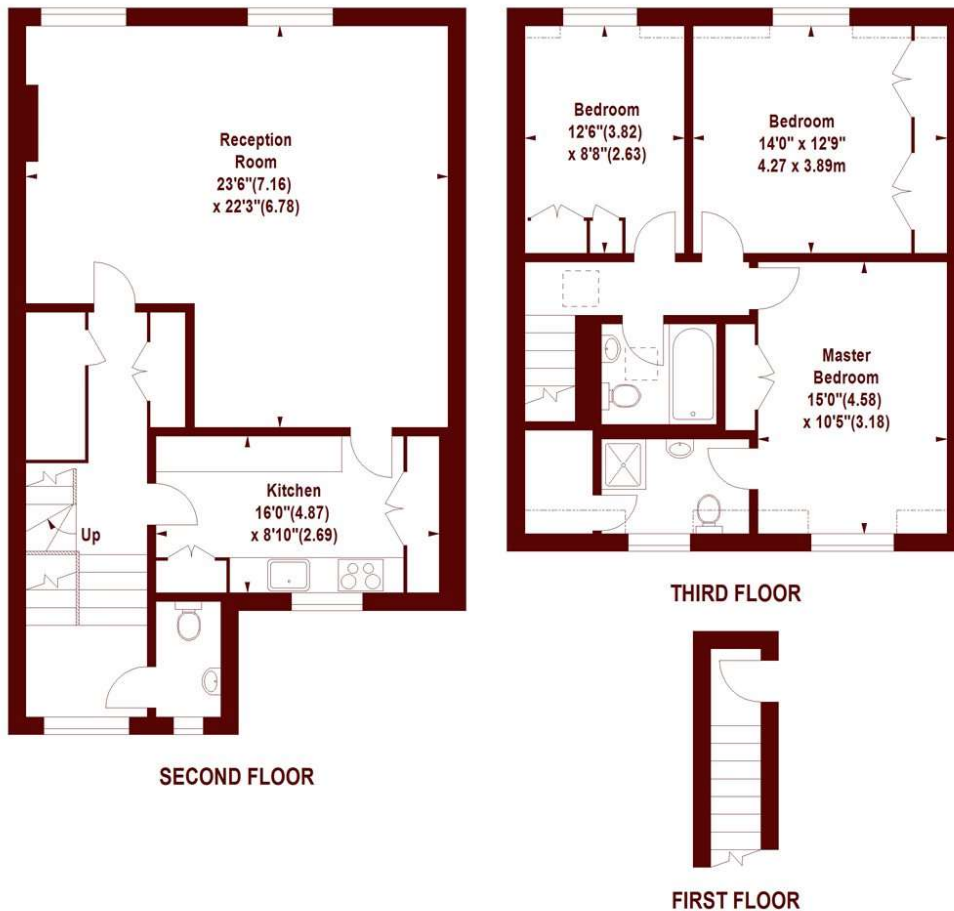


Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines
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All viewings by appointment through our **HOLLAND PARK office:**

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Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. **Not to scale.** In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Full Energy Performance Certificate available on request.

Energy Efficiency Rating		Current	Potential
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	