

DOMUS NOVA



Addison Road W14
£2,350,000



Spacious proportions and contemporary design unite at this three-bedroom Holland Park duplex for sale.

Spread across the first and second floors of a modern apartment block, Addison Road channels streamlined living through understated interiors. Off the entrance hallway, the open-plan reception and dining room is made for socialising, with floor-to-ceiling glazing that bathes the space in afternoon sunlight. Doors slide back onto a balcony, letting the outside in. Accentuating the bright and airy feel further, the neutral colour palette makes an ideal backdrop for artwork.

Wooden floors continue into the separate kitchen adding uniformity to the design. Configured to maximise the space available, it's a sleek and well-equipped culinary setting. Cooks will appreciate the integrated induction hob, ample worktop space and wooden cabinetry. Note the convenient cloakroom just next door.



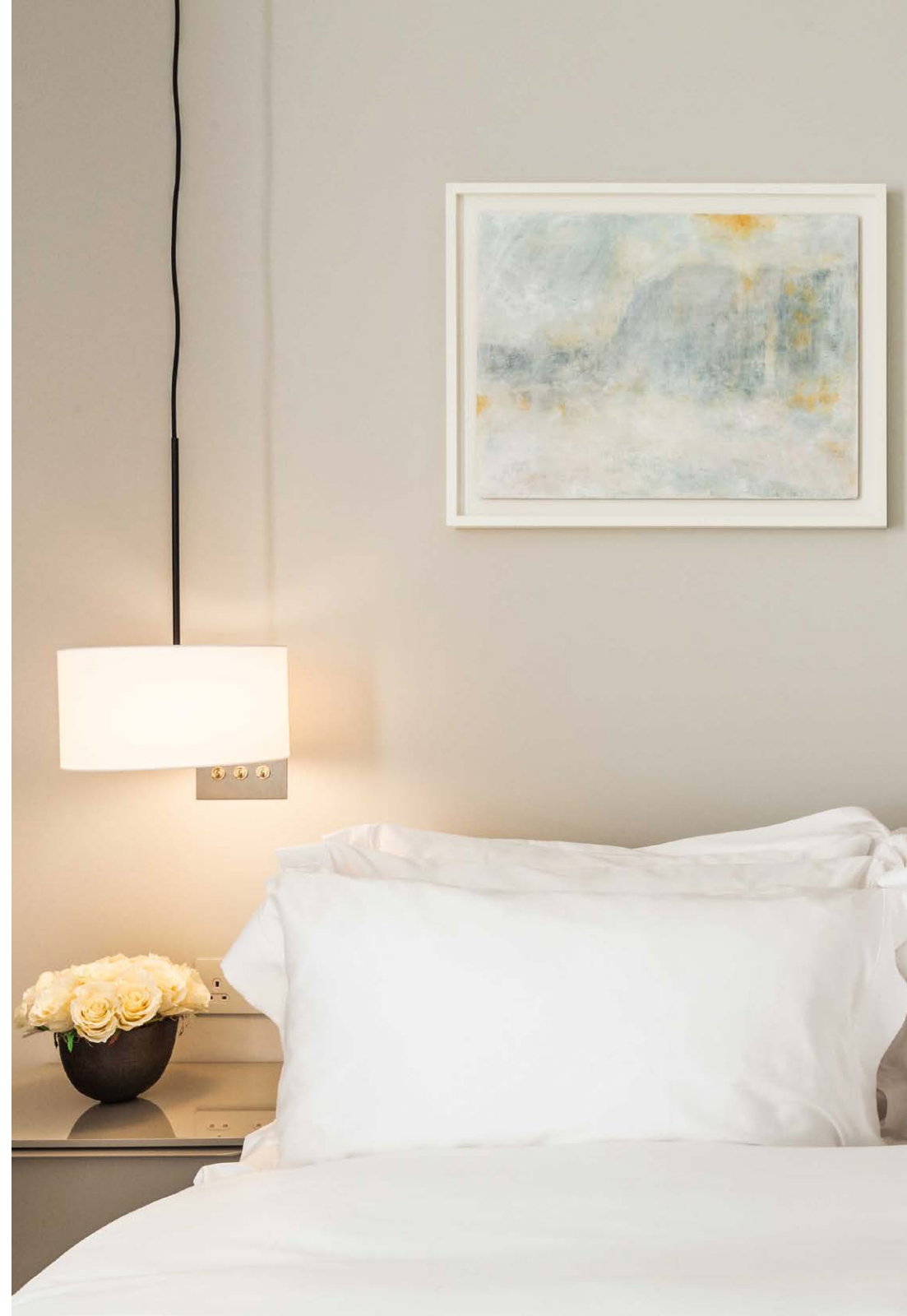


All three tranquil bedrooms are found on the second floor. With soft carpets, pale tones and a floating bed frame, the principal bedroom is a stylish and soothing space. The guest bedroom is similarly well considered, with integrated storage, while a versatile third space can be used as a study.

The inviting family bathroom features a bathtub and walk-in shower wrapped in grayscale marble tiles, plus wood panelling that brings warmth and a spa-like feel.

A secure garage with parking for one car completes this stylish city pad.

*Images shown are from another apartment within the same building so do not necessarily represent final specification.

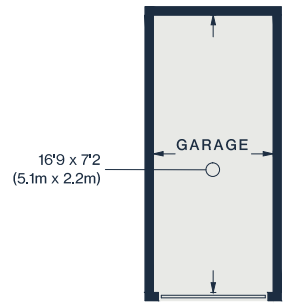




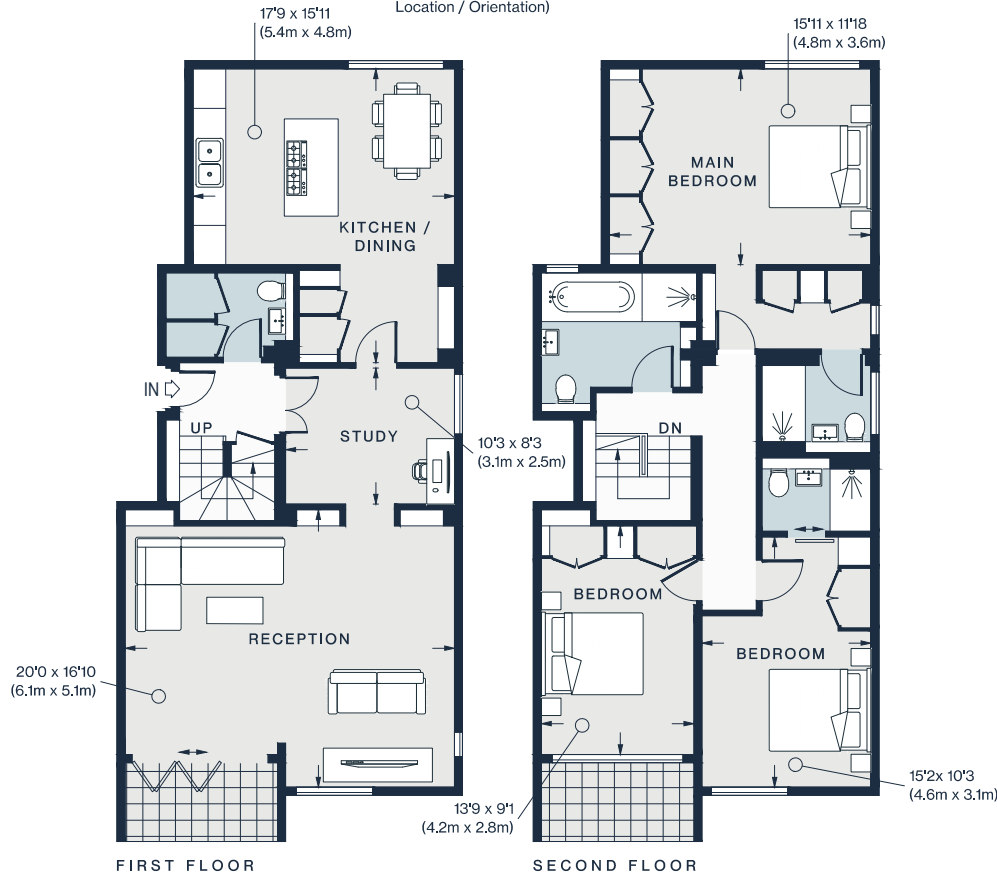








(Not Shown In Actual Location / Orientation)



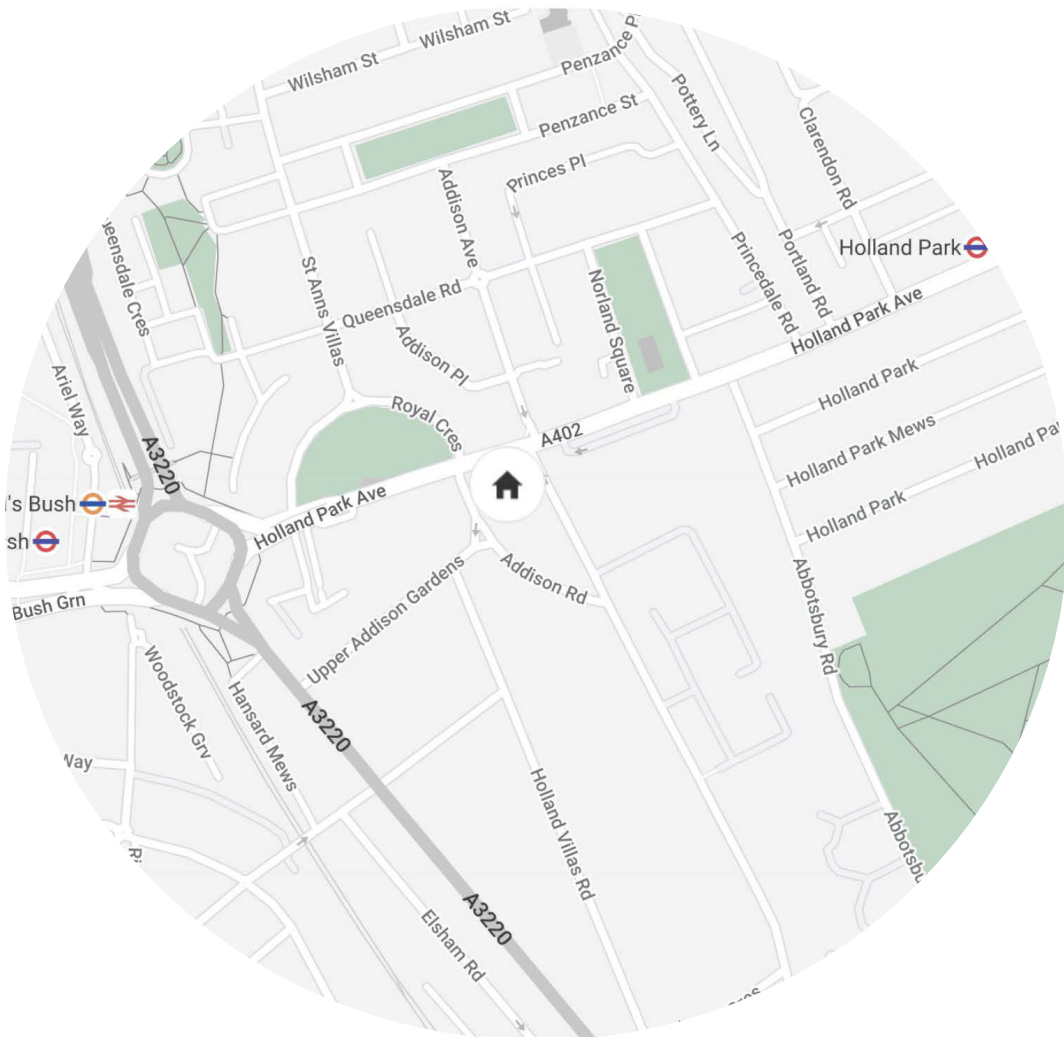
Approx. Gross Internal Area = 1466 sq ft / 136 sq m
 Garage = 121 sq ft / 11 sq m
 Total = 1,587 sq ft / 147 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

Property Details

- West-facing reception and dining room
- Contemporary kitchen
- Principal bedroom with en-suite
- Two further bedrooms
- Two further bathrooms
- Balcony
- Cloakroom
- Garage
- Royal Borough of Kensington & Chelsea

Approx. 1,587 sq ft / 147 sq m
 EPC - D
 Council tax band - G
 Annual service charge - £6,892 (Flat), £575 (Garage)



Location

Caught between Shepherd's Bush and Holland Park, Addison Road enjoys all the versatile offerings of its West London postcode. In under 10 minutes, reach the manicured lawns and Kyoto Garden of Holland Park or head to the Design Museum for a spot of culture. Along Holland Park Avenue, pick up a sweet treat from Buns at Home before browsing at Daunt Books. Stroll further into Notting Hill for vintage shopping, or head in the other direction to The Village at Westfield Shopping Centre or to the Shepherd's Bush Empire for an evening gig.

Nearest Tube

Shepherd's Bush – 6 mins (Central, Overground, Southern)
Holland Park – 7 mins (Central)

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