



UPPER ADDISON GARDENS, HOLLAND PARK, W14
£575,000

Carter Jonas

UPPER ADDISON GARDENS, HOLLAND PARK, W14

Perfect for a first time buyer or as an investment property with a 993 year lease. Energy efficiency: Band C

A contemporary one bedroom apartment located on the sought after Upper Addison Gardens. The accommodation comprises; entrance hall, open plan reception room/modern kitchen, bedroom, shower room and office or storage room.

In the Royal Borough of Kensington & Chelsea, it combines the open space and quiet tree lined residential streets of Holland Park with the various bars & restaurants of Holland Park Avenue, Portobello Road and Notting Hill Gate. As well as the green open spaces of Holland Park itself and Hyde Park being within walking distance.

Situated on the Central line and so within easy reach of the city centre, Holland Park boasts some of the finest real estate in London. From the discreet elegance of Addison Avenue to the charming roads which surround it and the splendour of the Holland Park Italianate villas, there are few places in London that come close in terms of charm and desirability.

Annual ground rent amount: £200

Ground rent review period: Increasing to £300 in 2053

Annual service charge amount: £804.31

Service charge review period: N/A

AMENITIES

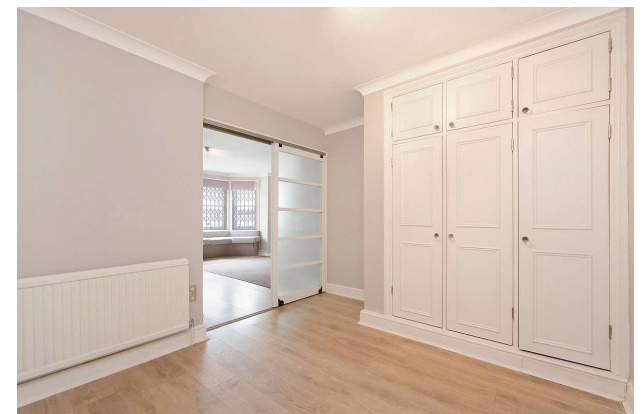
- 1 BEDROOM
- RECEPTION ROOM
- BATHROOM
- STUDY
- KITCHEN
- LONG LEASE

TENURE Leasehold

LOCAL AUTHORITY RBKC

EPC BAND C

PERFECT FOR A FIRST TIME BUYER OR AS AN INVESTMENT PROPERTY WITH A 993 YEAR LEASE. ENERGY EFFICIENCY: BAND C





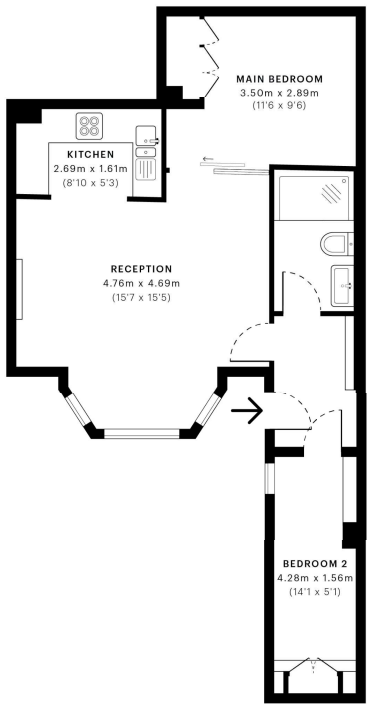
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CAPTURE DATE: 28/06/2021 LASER SCAN POINTS: 1,073,644

GROSS INTERNAL AREA

48.59 sqm / 523.02 sqft



— Lower Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
48.59 sqm / 523.02 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes balconies, restricted head height
45.80 sqm / 492.99 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

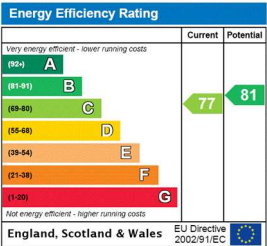
RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
0.00 sqm / 0.00 sqft



Spec-Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 48.56 sqm / 522.70 sqft
IPMS 3C RESIDENTIAL 46.06 sqm / 495.79 sqft

spec id: 60d441f4b7aec30e3f34ac2a



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