



# UPPER ADDISON GARDENS

HOLLAND PARK W14





An outstanding and beautifully presented six bedroom family house, occupying approximately 4,808 sq ft, with a wonderful south-facing garden and direct access to the well maintained communal gardens.

This impressive house has excellent entertaining space including a lovely drawing room on the raised ground floor with doors leading onto the terrace overlooking both the garden and communal gardens.













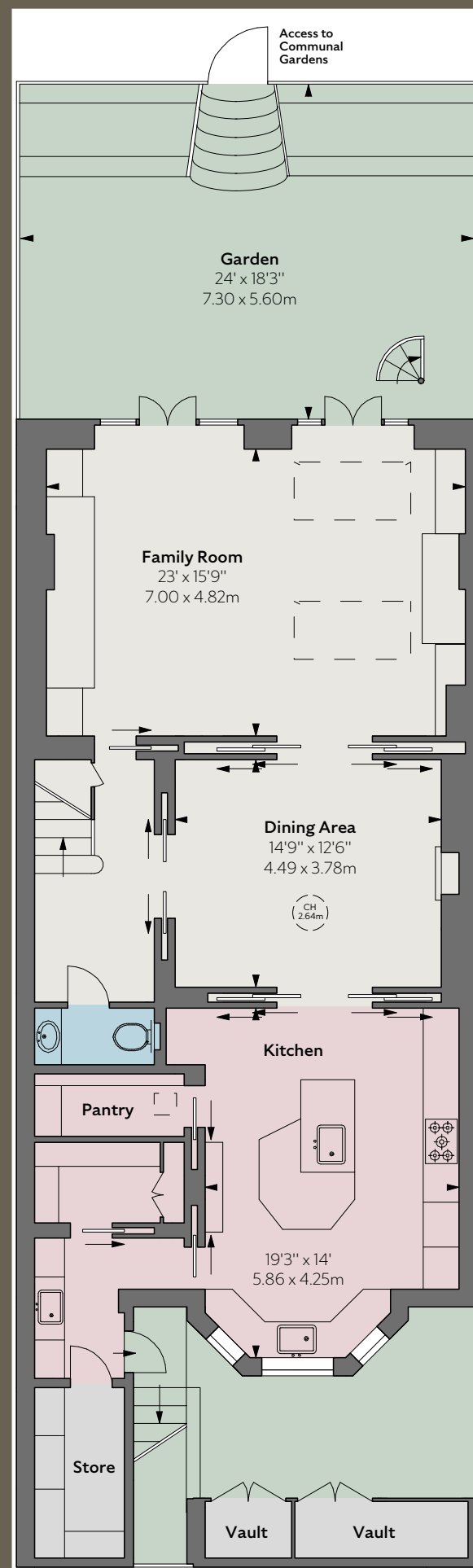




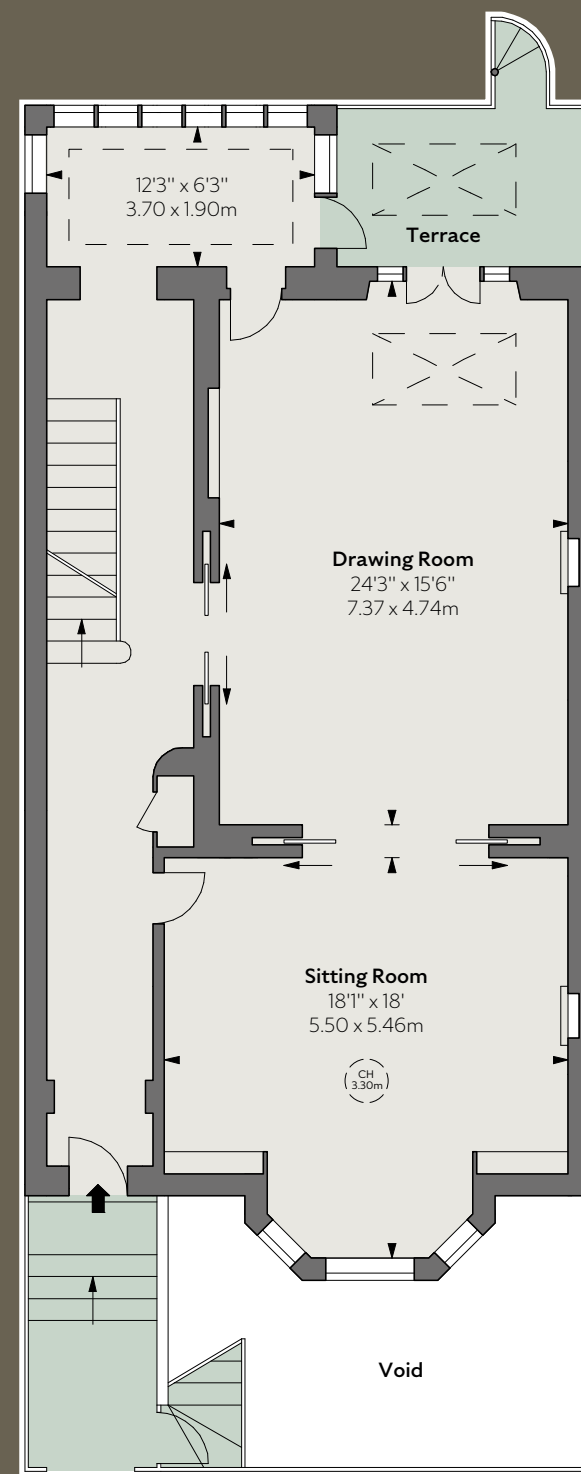


Upper Addison Gardens is well situated for the shopping and transport facilities of Holland Park Avenue, Kensington High Street and Notting Hill Gate, as well as having the open spaces of Holland Park nearby.





LOWER GROUND FLOOR



RAISED GROUND FLOOR

**Approximate Gross Internal Area**  
4,808 sq ft / 446.66 sq m  
excluding vaults

**Vaults Area**  
45 sq ft / 4.18 sq m

CH: Ceiling height.  
Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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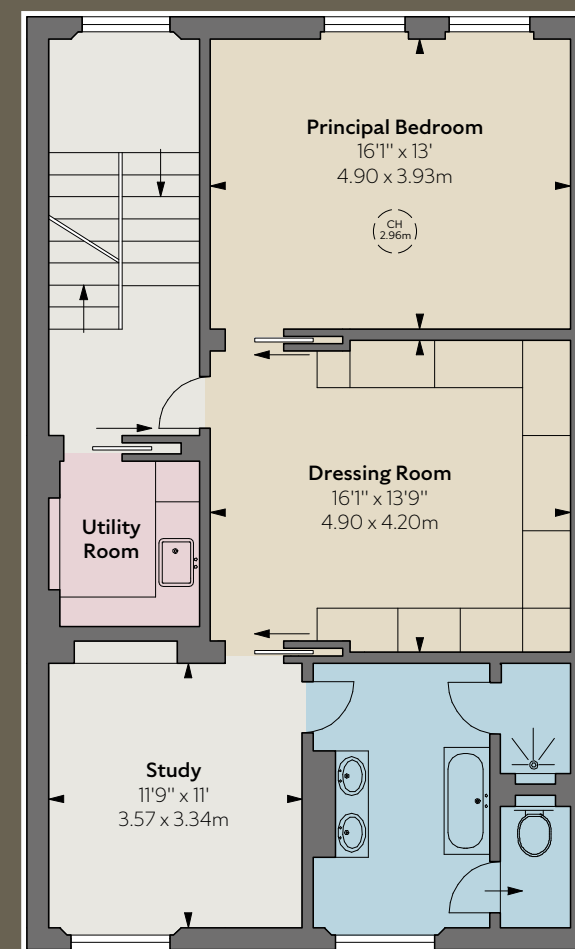
**Tenure**  
Freehold

**Asking Price**  
£8,650,000

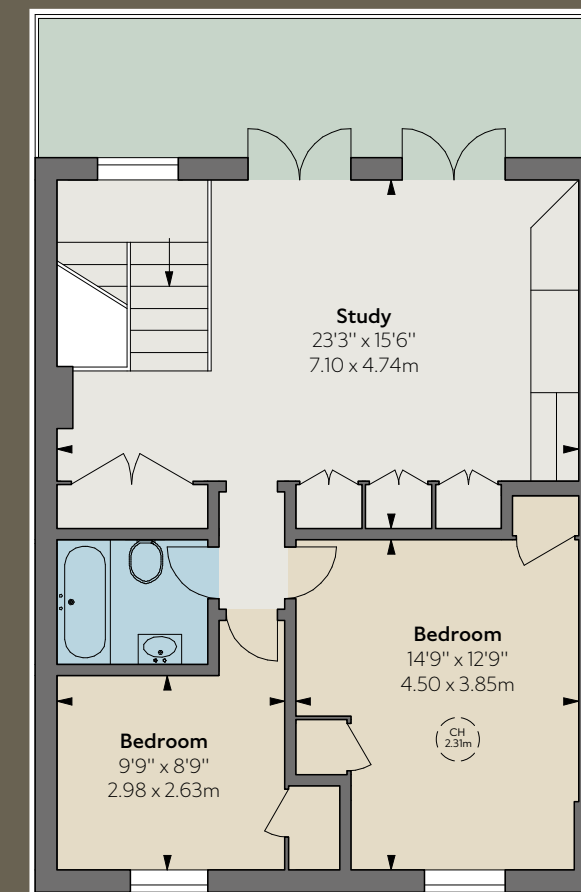
**Local Authority**  
The Royal Borough of Kensington & Chelsea

**Council Tax**  
Band H

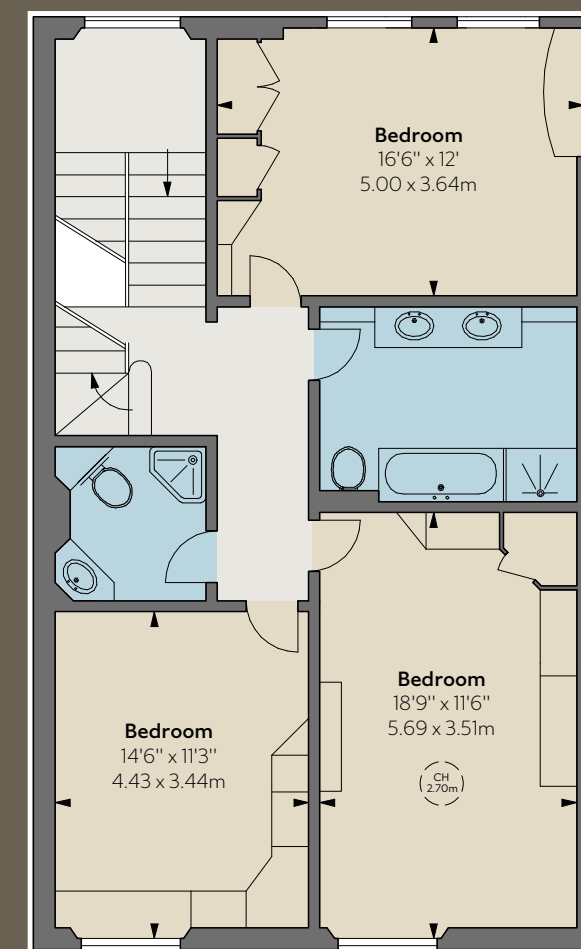
**EPC**  
Rating D



FIRST FLOOR



THIRD FLOOR



SECOND FLOOR





COMMUNAL  
GARDENS



**Rupert Wiggin**  
**Property Consultants**

**Rupert Wiggin**  
rupert@rupertwiggin.com  
07973 324560

**rupertwiggin.com**



**Strutt & Parker Kensington**  
103 Kensington Church Street, London W8 7LN

**James Gow**  
james.gow@struttandparker.com  
07811 195930

**struttandparker.com**