



Addison Road, Holland Park, W14 8DD

Guide Price £575,000 Leasehold

## An opportunity to complete works to a charming apartment in Holland Park

Situated on the 4th floor of a handsome period building in the heart of Holland Park, this generously proportioned one-bedroom apartment presents an exciting refurbishment opportunity. It offers a blank canvas for an unencumbered buyer to complete the works, including the installation of a kitchen and bathroom to their exact specifications. This is an ideal prospect for those looking to create a bespoke home in one of London's most desirable locations





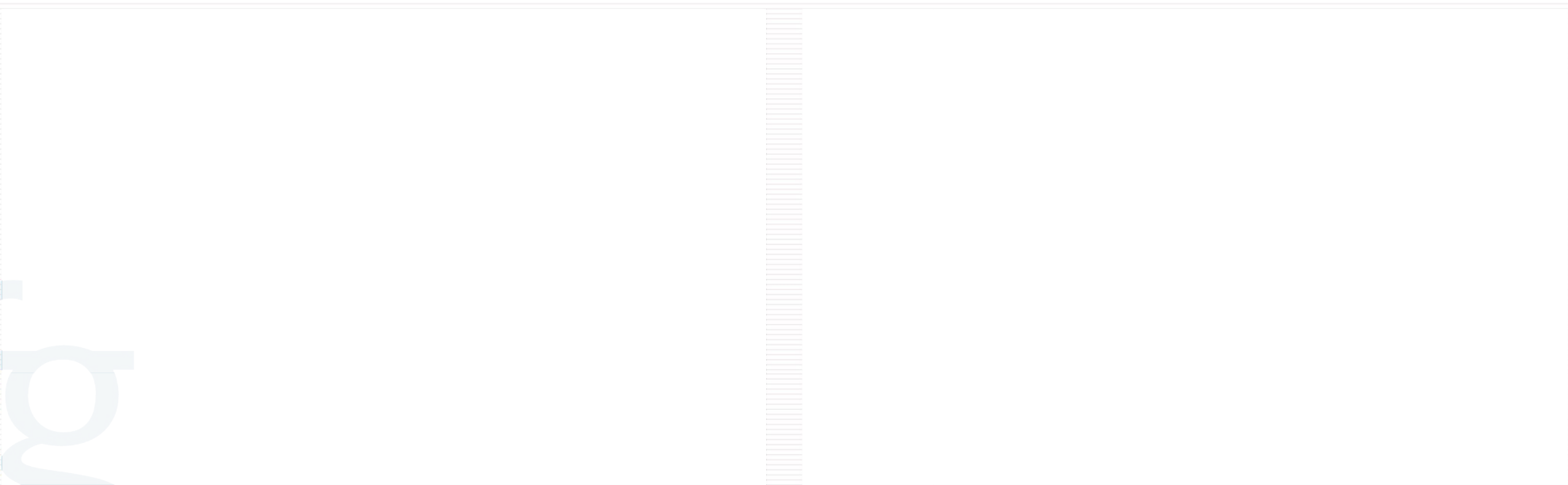
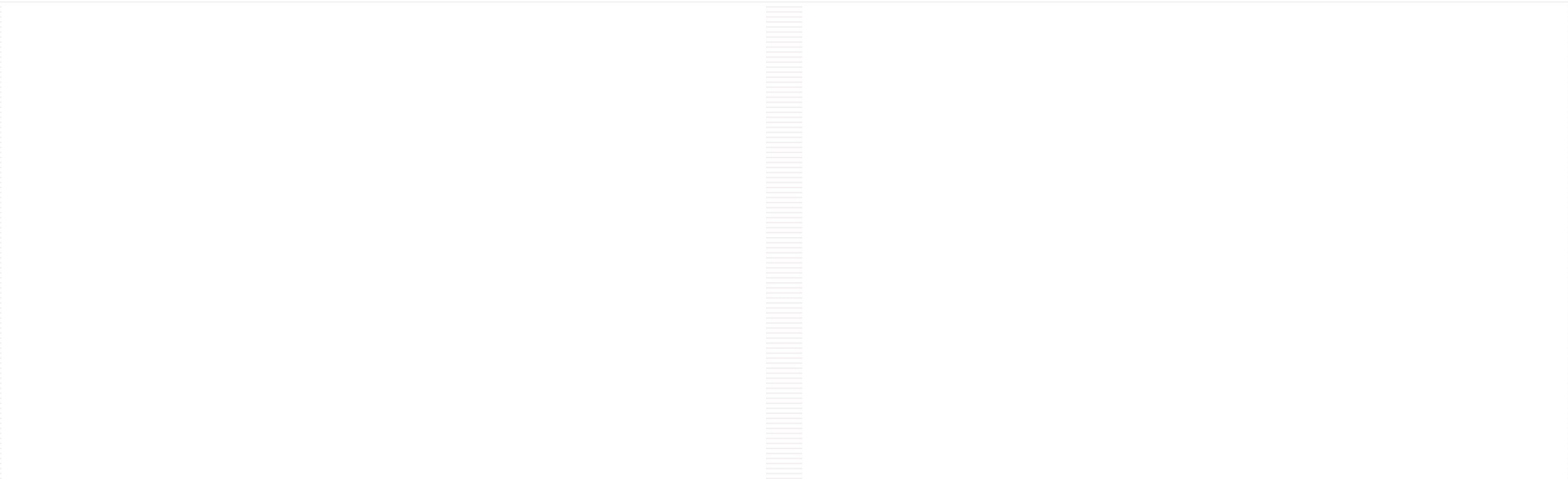
Grove House is located on Addison Road, one of Holland Park's most sought-after addresses. The area offers exceptional convenience, with nearby amenities such as The Belvedere, Lidgates Butchers, and Waitrose. Excellent transport links include Holland Park and Shepherd's Bush Underground stations (Central Line) and multiple bus routes.

Holland Park itself, just a short distance away, provides a peaceful retreat with its open spaces, woodland, and gardens, blending tranquility with the vibrancy of city living.

- **A spacious one-bedroom apartment**
- **Situated on the fourth floor of a period building**
- **Apartment in need of completing offering a blank canvas**
- **Bright and spacious throughout**
- **Brilliant location close to many excellent amenities**

## Addison Road





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**Grove House, Addison Road, W14**

Gross internal area (approx.)  
 82 Sq m (886 Sq ft) including Under 1.5m and Restricted Use Area (Area to be boxed in)  
 76 Sq m (823 Sq ft) including Under 1.5m and Excluding Restricted Use Area (Area to be boxed in)  
 71 Sq m (766 Sq ft) Excluding Under 1.5m and Restricted Use Area (Area to be boxed in)  
 For verification only. Not to Scale.



Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>19</b>	<b>67</b>
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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