

**FINLAY
BREWER**



ADDISON GARDENS W14







**5 DOUBLE BEDROOMS * DOUBLE RECEPTION * KITCHEN/BREAKFAST ROOM
2 BATHROOMS * GUEST CLOAKROOM * UTILITY/PLAYROOM
WINE CELLAR & LARGE STORAGE CELLAR * PATIO GARDEN
POTENTIAL ROOF TERRACE * EPC RATING E 54**

An attractive 5 double bedroom 2 bathroom period family house with a contemporary feel situated on the west side of Addison Gardens. The ground floor comprises a formal high ceilinged double reception to the front, guest cloakroom and kitchen/breakfast room to the rear with bi-fold doors onto a patio garden. The first floor has a full width bedroom/2nd reception to the front, 2 further double bedrooms and a family bathroom. The second floor has 2 double bedrooms and 2nd family bathroom. There is also a separate utility/playroom in the basement, a wine cellar and further storage. This fabulous property has a great feel and potential for further improvement. An early viewing is advised.

GUIDE £1.975M

FREEHOLD

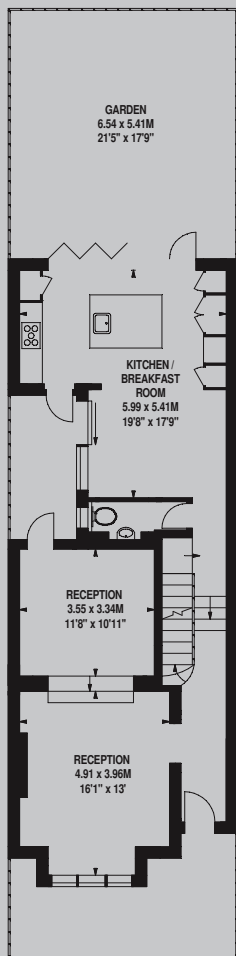
SUBJECT TO CONTRACT



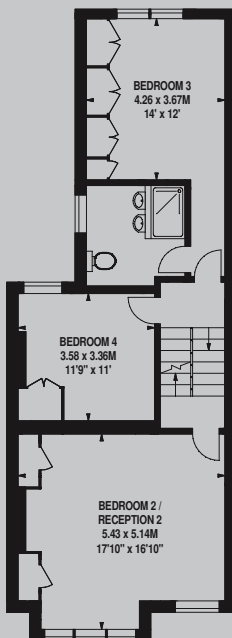
Misrepresentation: We make every effort to ensure that these particulars and other information given are as accurate as possible, but they are neither legal representation or warranties nor do they form an offer or contract of sale.

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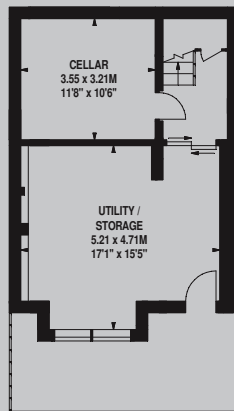
**Approximate Gross Internal Area
2,540 Sq Ft/236 Sq M**



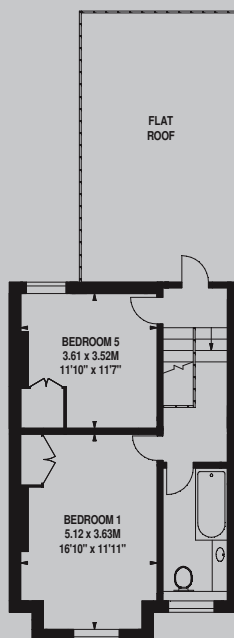
Ground Floor



First Floor



Lower Ground Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

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