



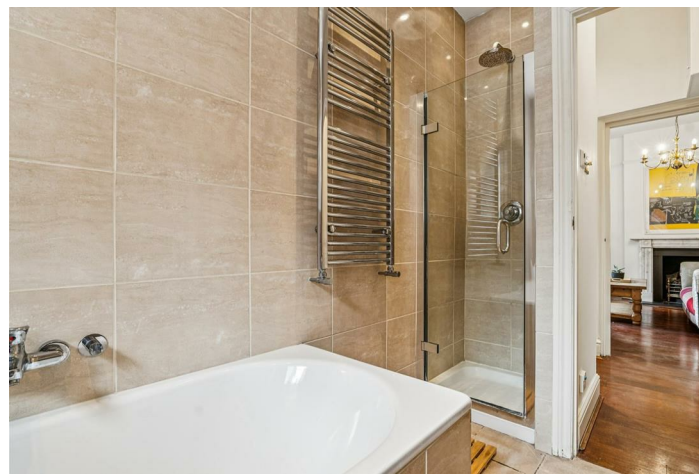
Addison Grove, London, W4
Guide Price £799,950

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A rare opportunity to acquire this lateral first-floor apartment forming part of this Grade II listed semi-detached house designed by E J May, enviably positioned on one of Bedford Park's most sought-after roads. Offering close to 1000sqft, the accommodation comprises a fabulous 31' dual aspect double reception room with feature marble fireplaces and 2.95m high ceilings, a dual aspect double bedroom overlooking surrounding gardens, a second double bedroom with fitted wardrobes, a fully fitted kitchen, a bathroom with separate shower, a guest WC and a share in the freehold. Addison Grove is a quiet, tree-lined street at the heart of Bedford Park, widely regarded as London's first garden suburb and celebrated for its architecture and village-like atmosphere. The flat is within easy reach of Turnham Green Terrace, with its array of independent shops and cafés, and just moments from Turnham Green Underground station (District Line). Offered for sale with no onward chain.



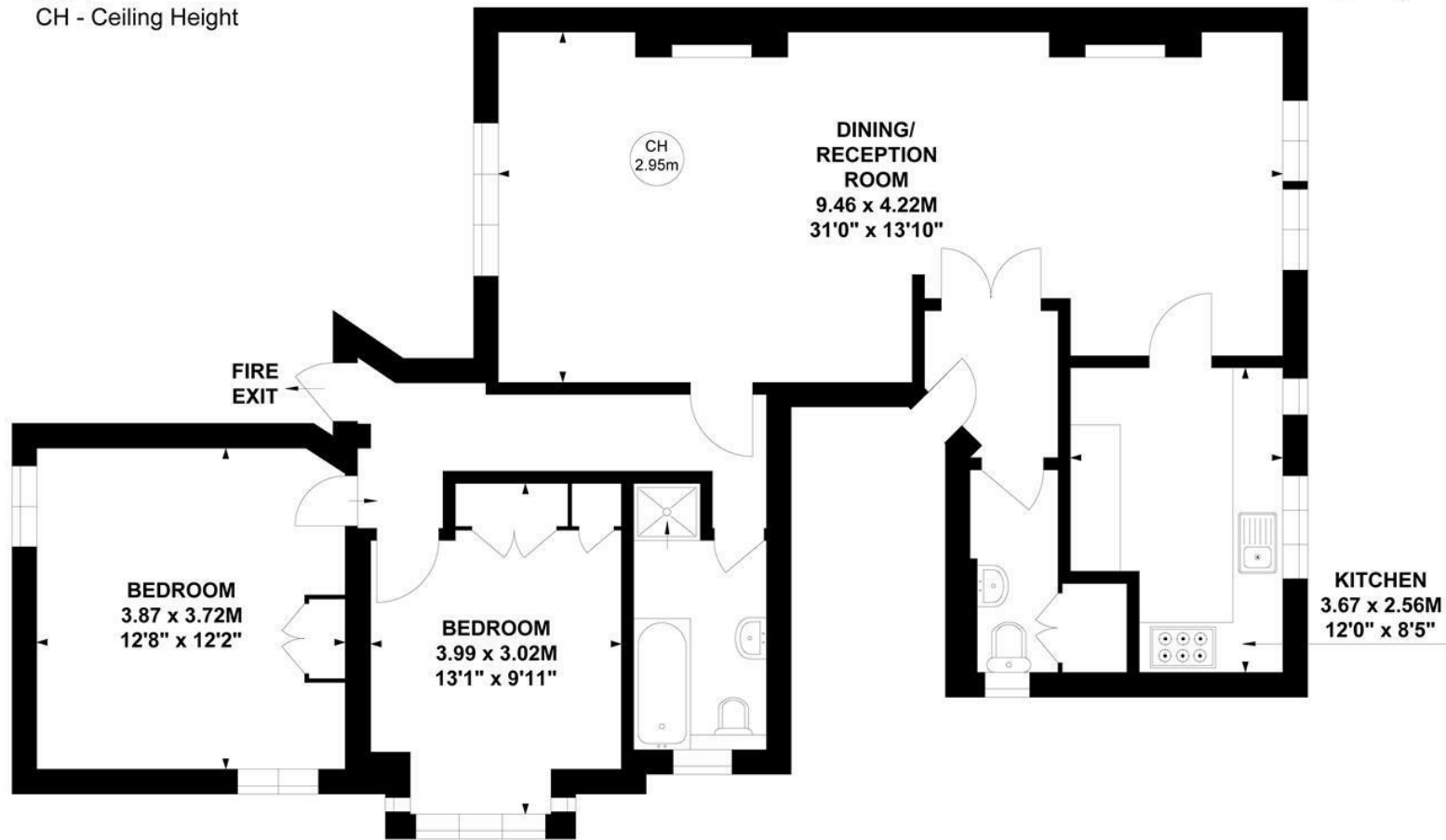
Addison Grove, W4

Approximate gross internal area

91.57 sq m / 986 sq ft



Key :
CH - Ceiling Height



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

- 986sqft Lateral apartment
- 31' Double reception with high ceilings
- Premier road in the Bedford Park conservation area

- Grade II Listed house designed by EJ May
- Two double bedrooms
- No onward chain

Tenure - Leasehold with Share of Freehold
Lease length - 990 Years remaining
Ground Rent - Peppercorn
Service charge - £1250 pa
Local authority - Hounslow
Council tax - Band E

