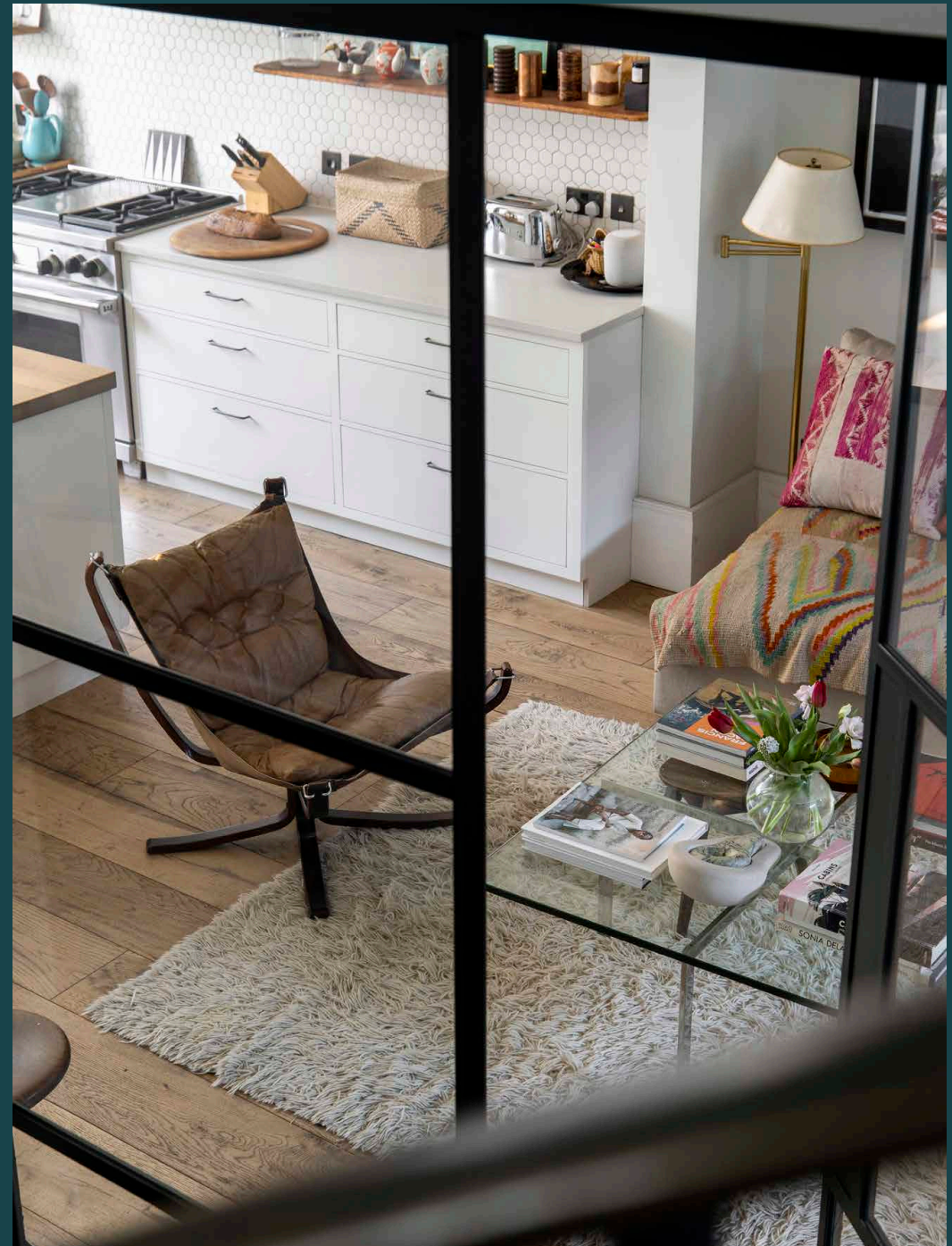


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Upper Addison Gardens

Holland Park W14

5 Bedrooms, 4 Bathrooms
For 10 guests





Layered with contemporary artwork, uplifting décor and organic textures, this five-bedroom family home in Holland Park exudes warmth in appearance and character.

The seamless meeting of English architectural heritage and decorative modern design. Contained within a handsome Georgian townhouse, five spacious floors are enlivened with eclectic furnishings and natural materials for a thoroughly engaging family setting.

An entrance hallway laid with hexagonal teal tiling sets the tone. Through a Crittall-framed door, enter the expansive open-plan kitchen, reception and living room. The atmosphere is uplifting, with sunlight pouring through dual-aspect windows. Pairing the old with the new, high ceilings with heritage cornicing are paired with contemporary chandeliers and pendant lighting. At one end, the kitchen is centred by a large wood-topped island, framed by runs of whitewashed cabinets and honeycomb tile splashbacks. There's seamless flow drawn to the sofa and dining area positioned at the other end, with chairs and fabrics complemented by the artwork adorning the walls.

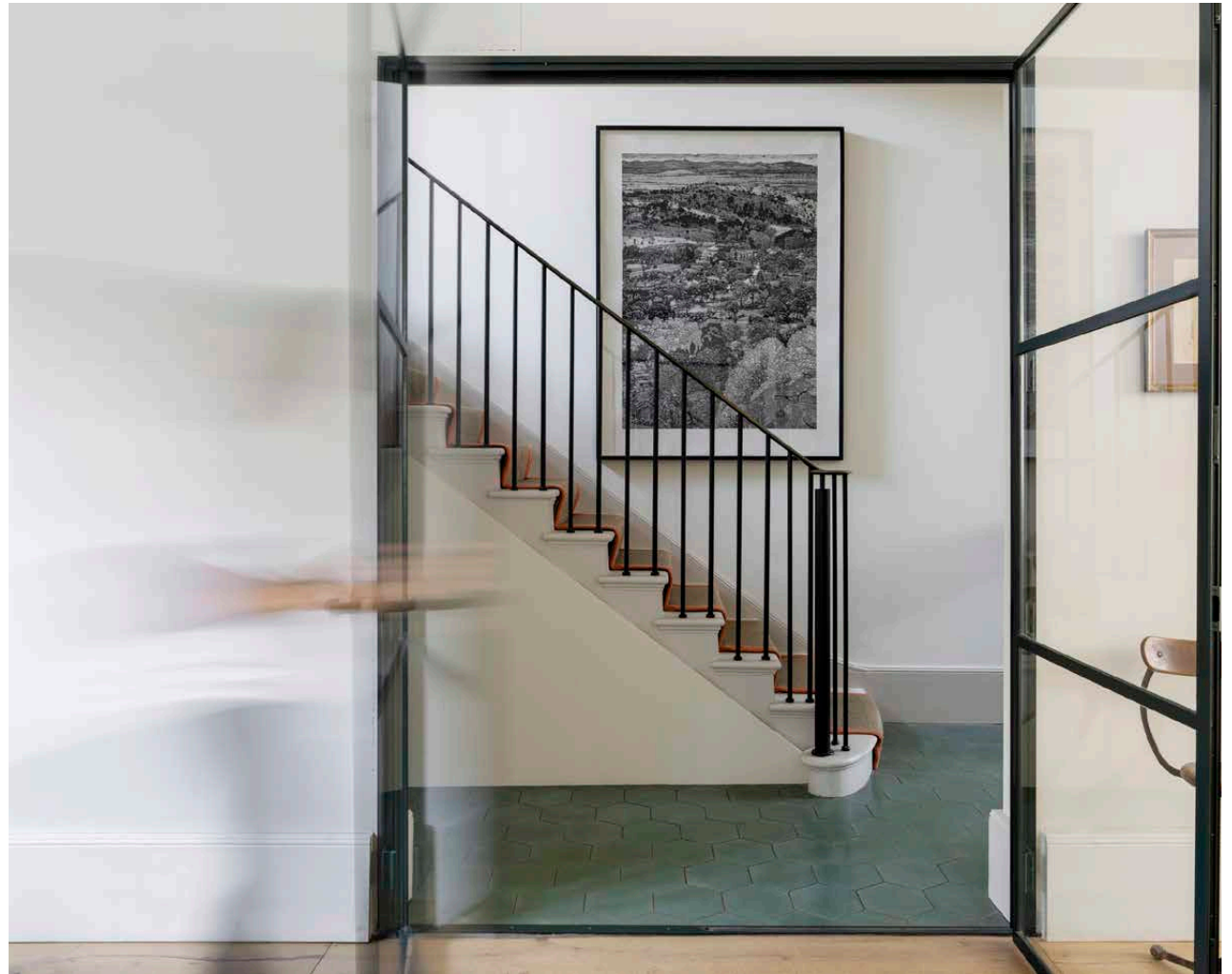


Upper Addison Gardens is all elegant period architecture, with stucco frontages and ornate railings. Inside, its heritage framework has been transformed with a 21st-century palette of colours, patterns and artwork.



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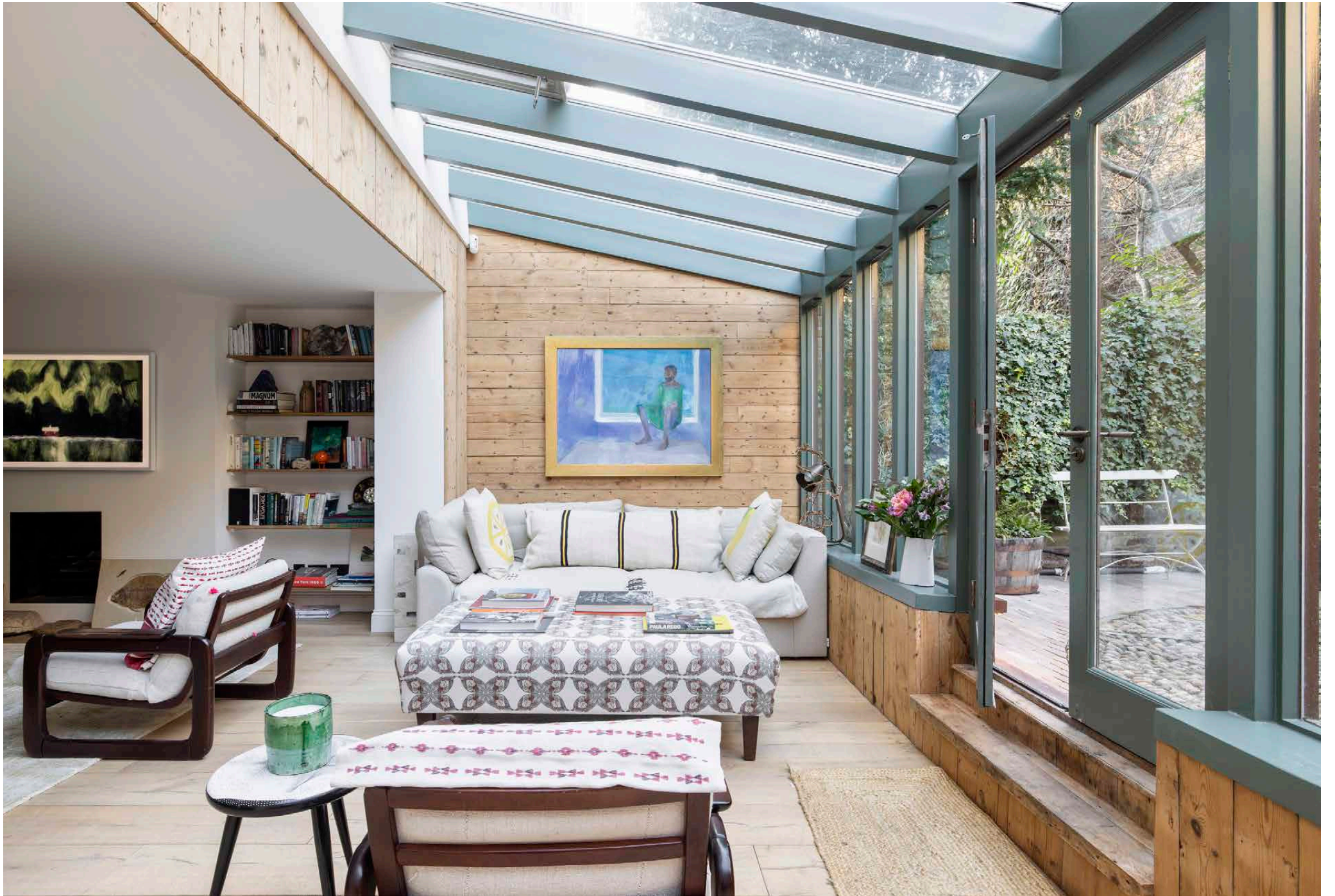
Dual-aspect fenestration, Crittall glazing and skylights filter soft light throughout.





Family life continues on the sprawling basement family room. Groupings of sofas and armchairs are cosy spots for conversation, movie marathons or reading sessions. Natural light abounds, drawn through a glass-clad conservatory extension. Beyond the sage-toned French doors, reach the private garden. It's a tranquil al fresco setting, with a soaring brick wall setting a textural backdrop for climbing planters.









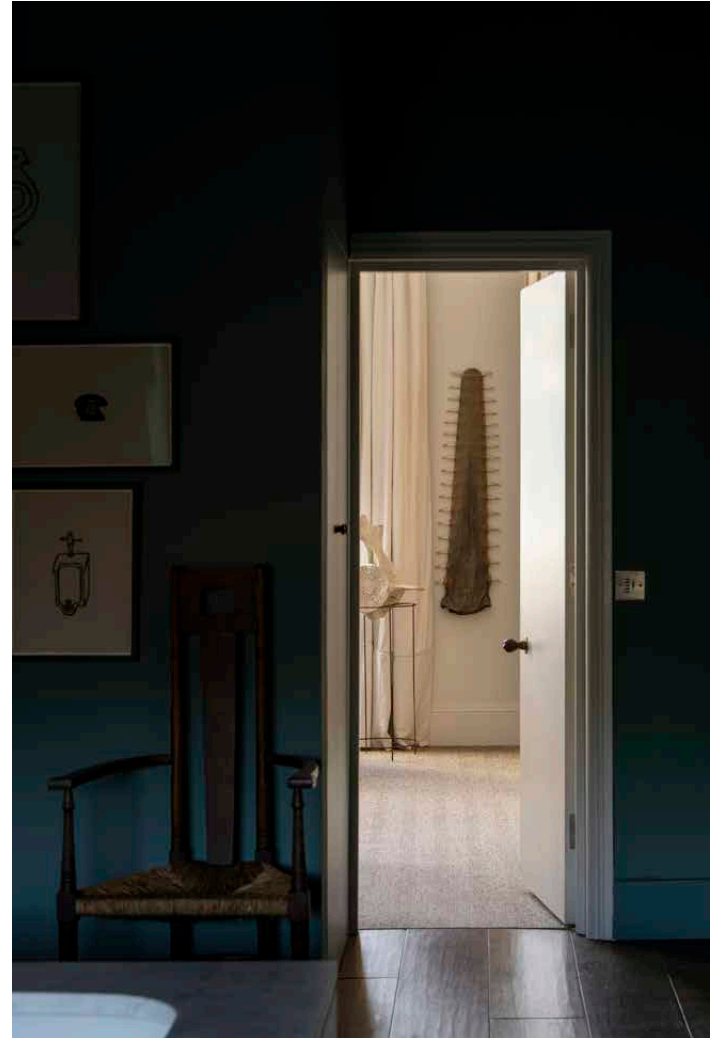
Occupying the entire first floor is the principal bedroom suite. Organic materials – the sisal carpets, wood-framed four-poster bed and wall-to-wall timber wardrobes – afford a warm character to the sunlit setting. Things take a modish turn in the en suite bathroom, where a muted teal colour scheme sets the scene for a freestanding marble bath. A set of interior wooden steps lead up to a shower room, correspondingly wrapped in pale marble.

Three additional bedrooms, one of which enjoys an en suite bathroom, are spread across the second floor. Characteristic of the home's interior style, they are finished with a host of reclaimed furniture and eye-catching colours. A family bathroom finished with azure tongue-and-groove panelling is also found on this floor.









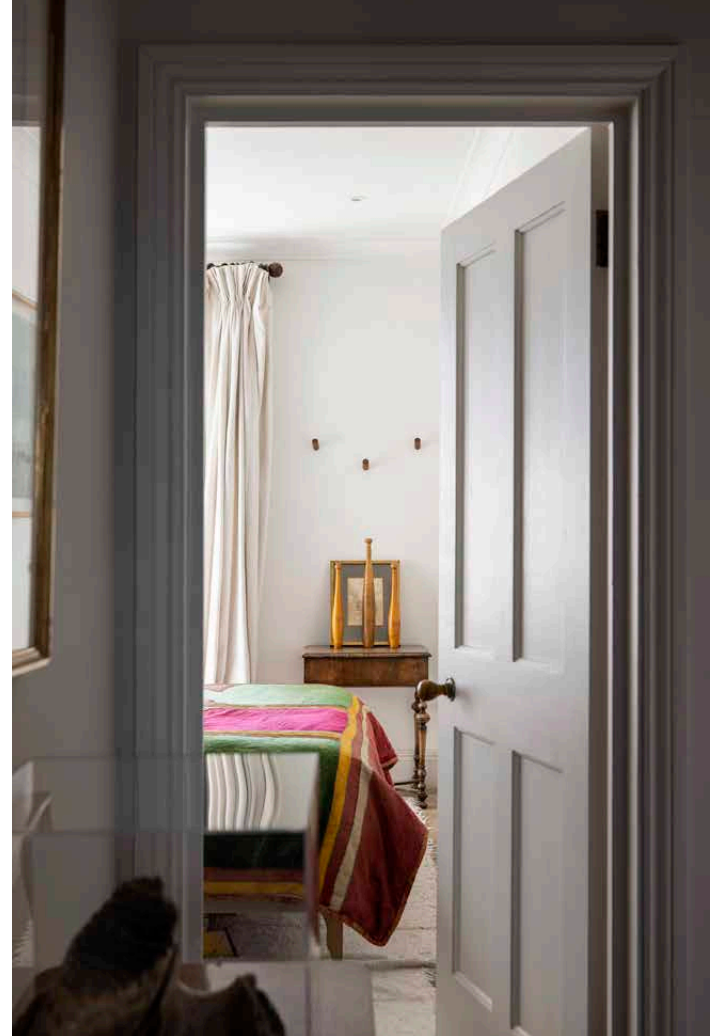












At the top of the home is a sprawling office. There's an array of seating and desks arranged around the room, interspersed with vibrant wall prints, textural rugs and mid-century modern sideboards. The minimalist space is illuminated through a skylight and dual-aspect French windows – which open directly onto two suntrap balconies. This floor can easily be converted into an additional bedroom or playroom.







There's a self-contained studio complete with a fully-equipped kitchenette, double bed and contemporary bathroom.









LOCATION

Peaceful residential streets with easy access to the rest of London, Holland Park is a well-heeled enclave for families and city-goers.

Upper Addison Gardens is a short walk away from village-like Clarendon Cross – a cluster of independent shops with favourites including Melt Chocolates, Julie's Restaurant and Myriad Antiques. Stroll south and you'll reach the verdant Kyoto Gardens for a breath of fresh air, followed by a world-class exhibition at the Design Museum. Westfield Shopping Centre and Soho House White City are close-by for days spent shopping and nights spent socialising. It's a ten minute walk to Flat Three for inventive Japanese cuisine, or head to three Michelin star Core by Clare Smyth for seasonal British flavours.



PROPERTY HIGHLIGHTS

- Open-plan kitchen, reception and dining room
- Sitting room and conservatory
- Principal bedroom suite
- Guest bedroom suite
- Two further bedrooms
- Family bathroom
- Self-contained bedroom suite
- Spacious office with access to two balconies
- Utility room
- Private garden
- Royal Borough of Kensington and Chelsea



Approximate Area = 287.8 sq m / 3098 sq ft
 Basement = 102.7 sq m / 1105 sq ft
 Total = 390.5 sq m / 4203 sq ft
 Including Limited Use Area (4.9 sq m / 53 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 56445





Please don't hesitate to get in touch if you have any questions or require any further information.

hello@domusstay.com

+44 (0)20 8168 8880

Domus Stay provides the perfect combination of property, place and personal service for the world's most remarkable people. If you have any questions, or if we can help in any way, please contact us on the above number. Be it about a property you have, a property you want, dates to check or any special requirements you may need, we'd love a chat.

