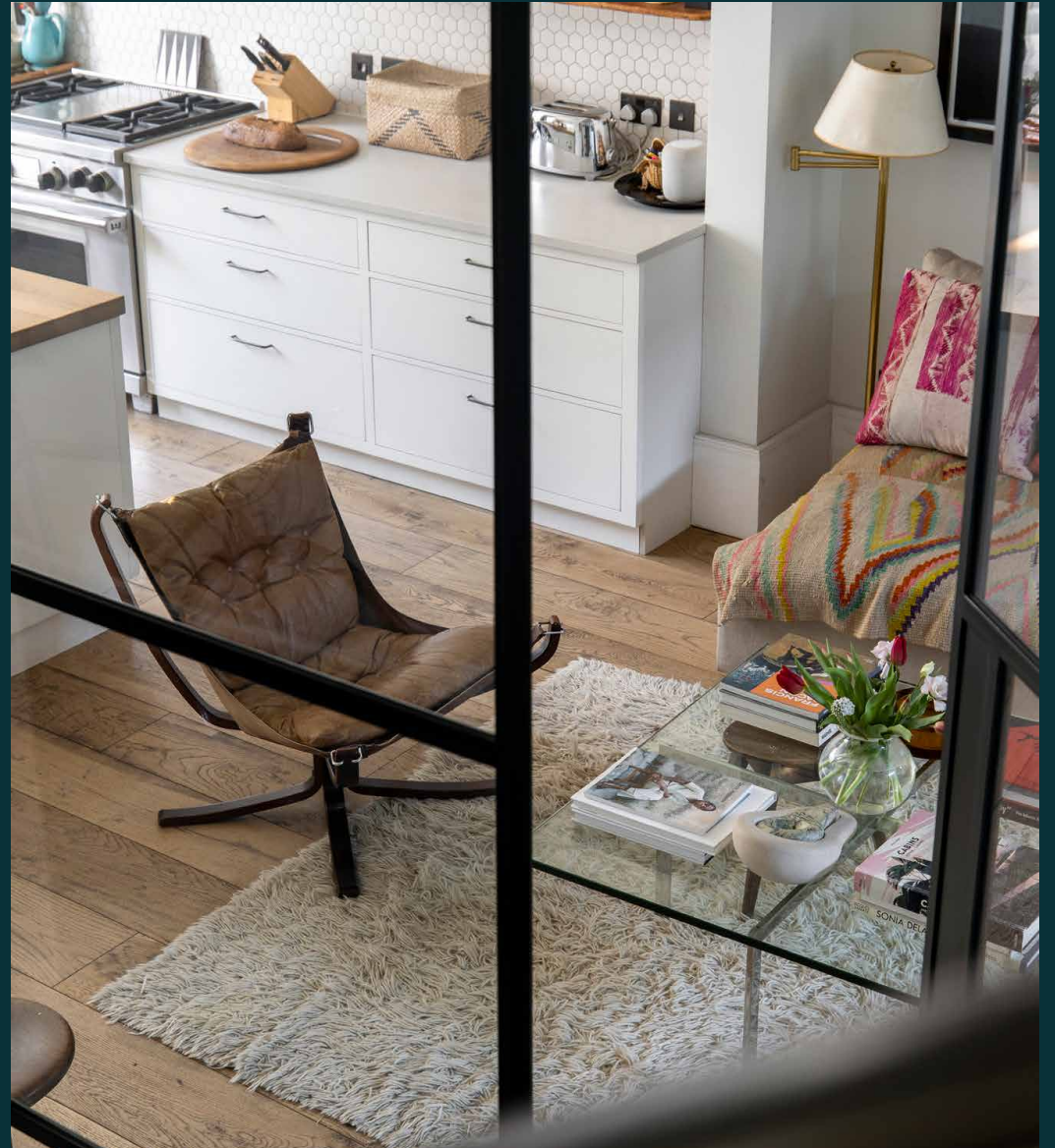


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Upper Addison Gardens

HOLLAND PARK W14

5 Bedrooms, 4 Bathrooms
For 10 guests





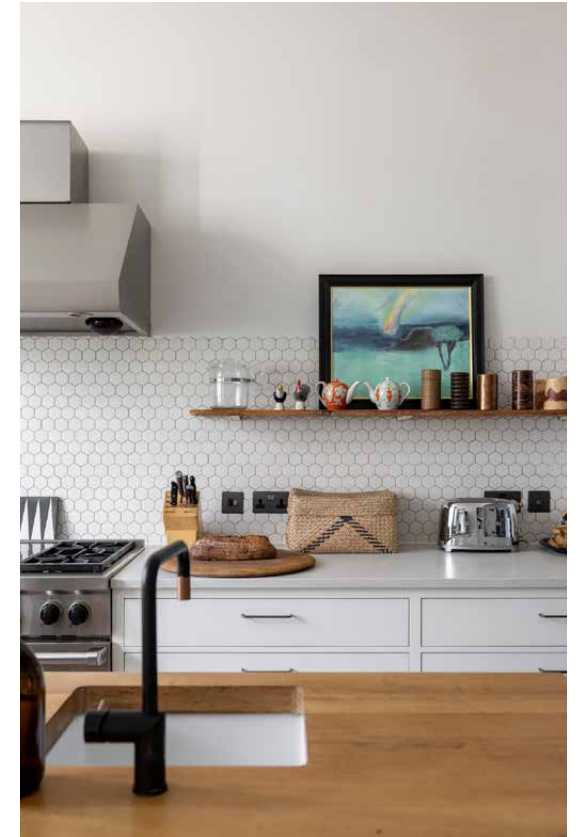
Layered with artwork and uplifting décor, this five-bedroom family home in Holland Park exudes warmth.

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.



The living spaces

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.





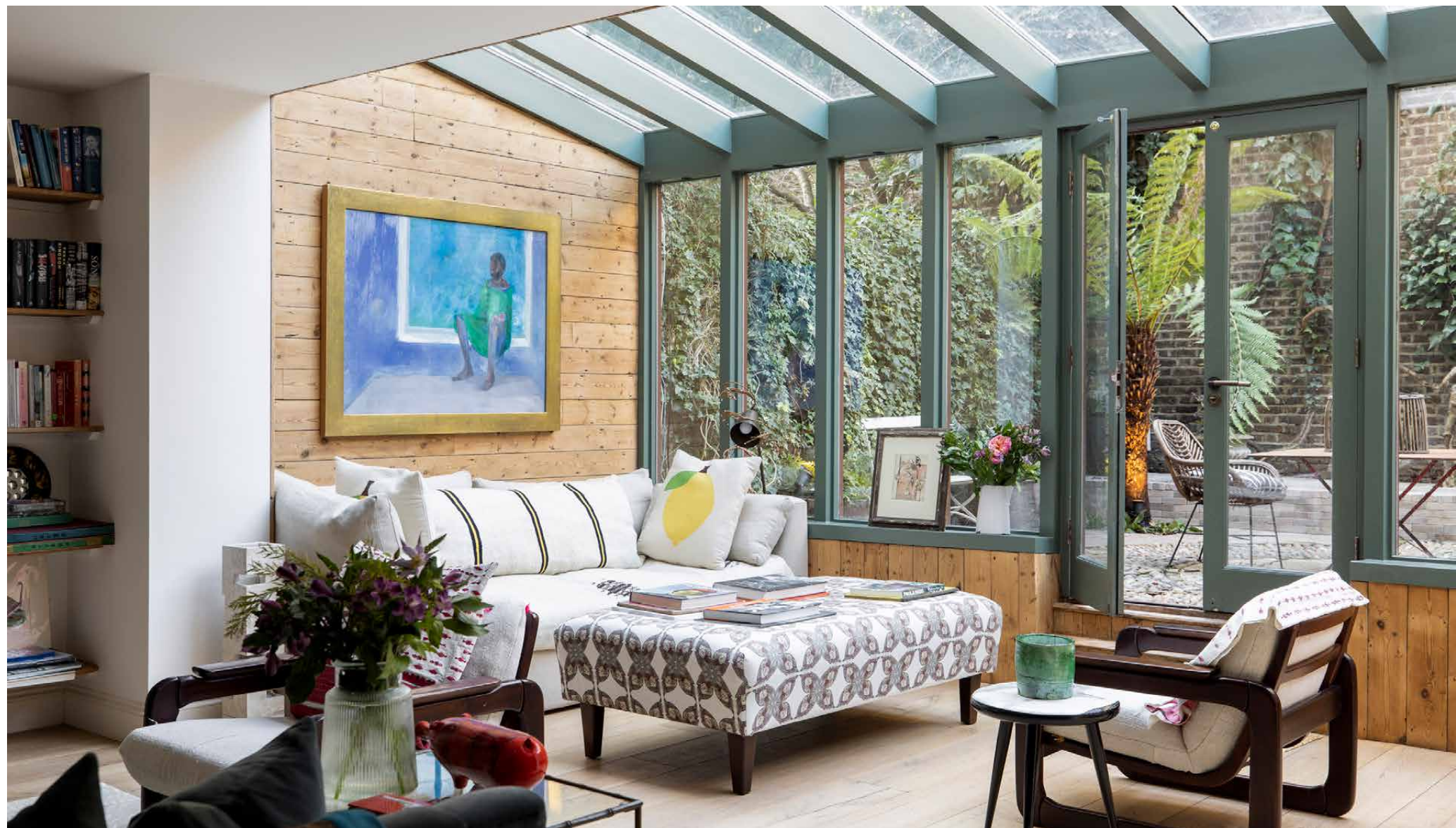


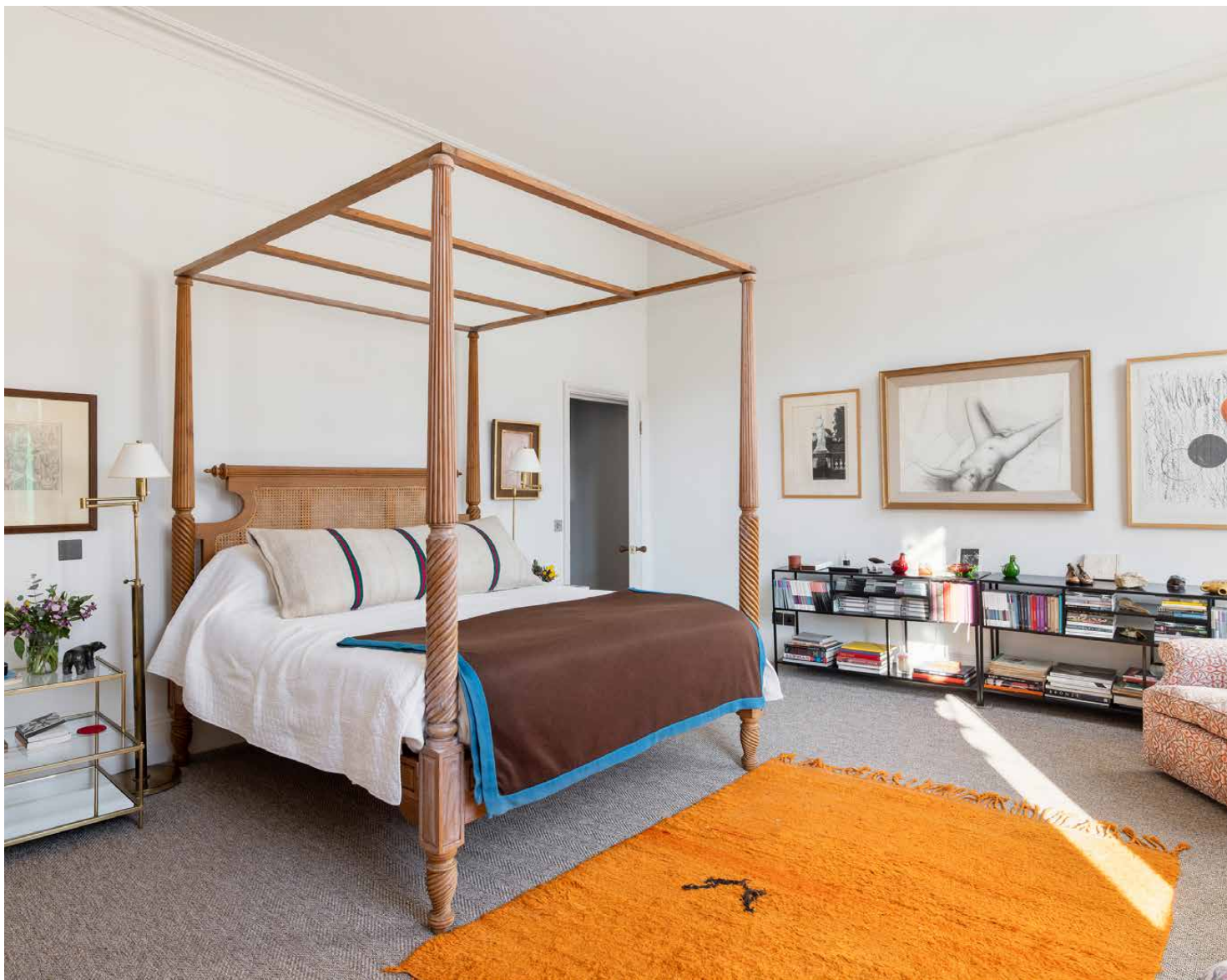
“Dual-aspect fenestration, Crittall glazing and skylights filter soft light throughout.”



Family life continues in 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.





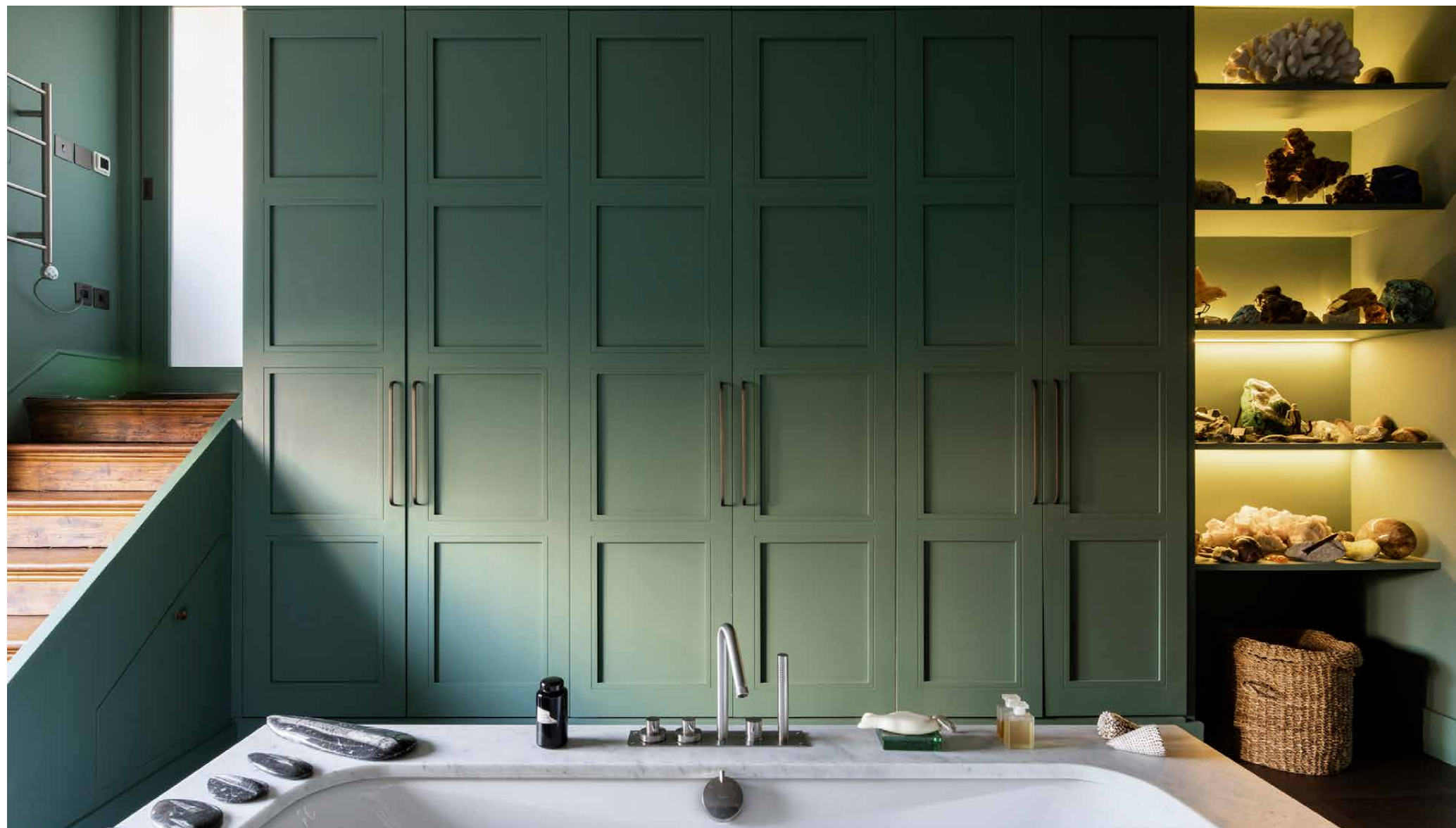


Bedrooms & bathrooms

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.

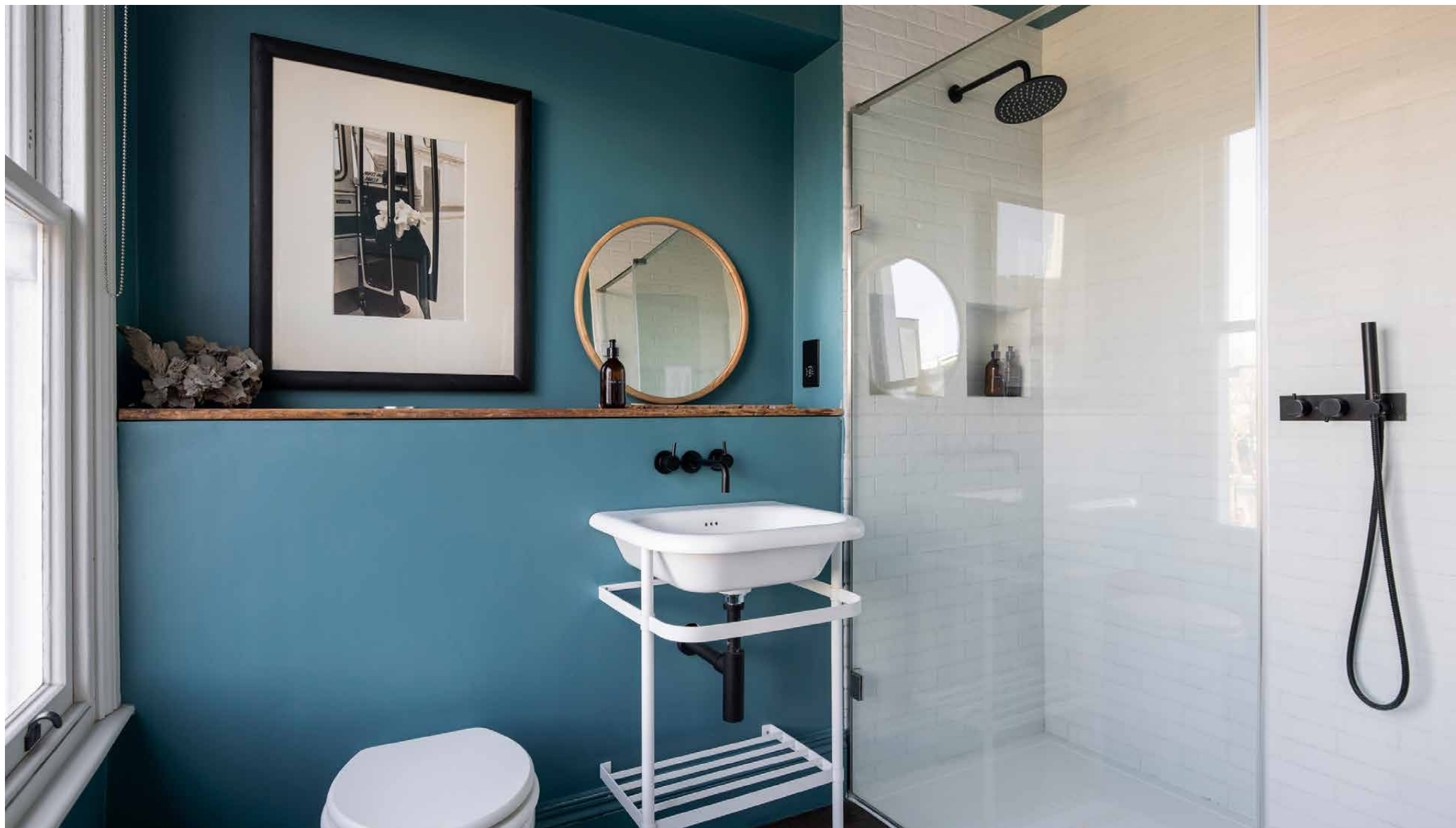


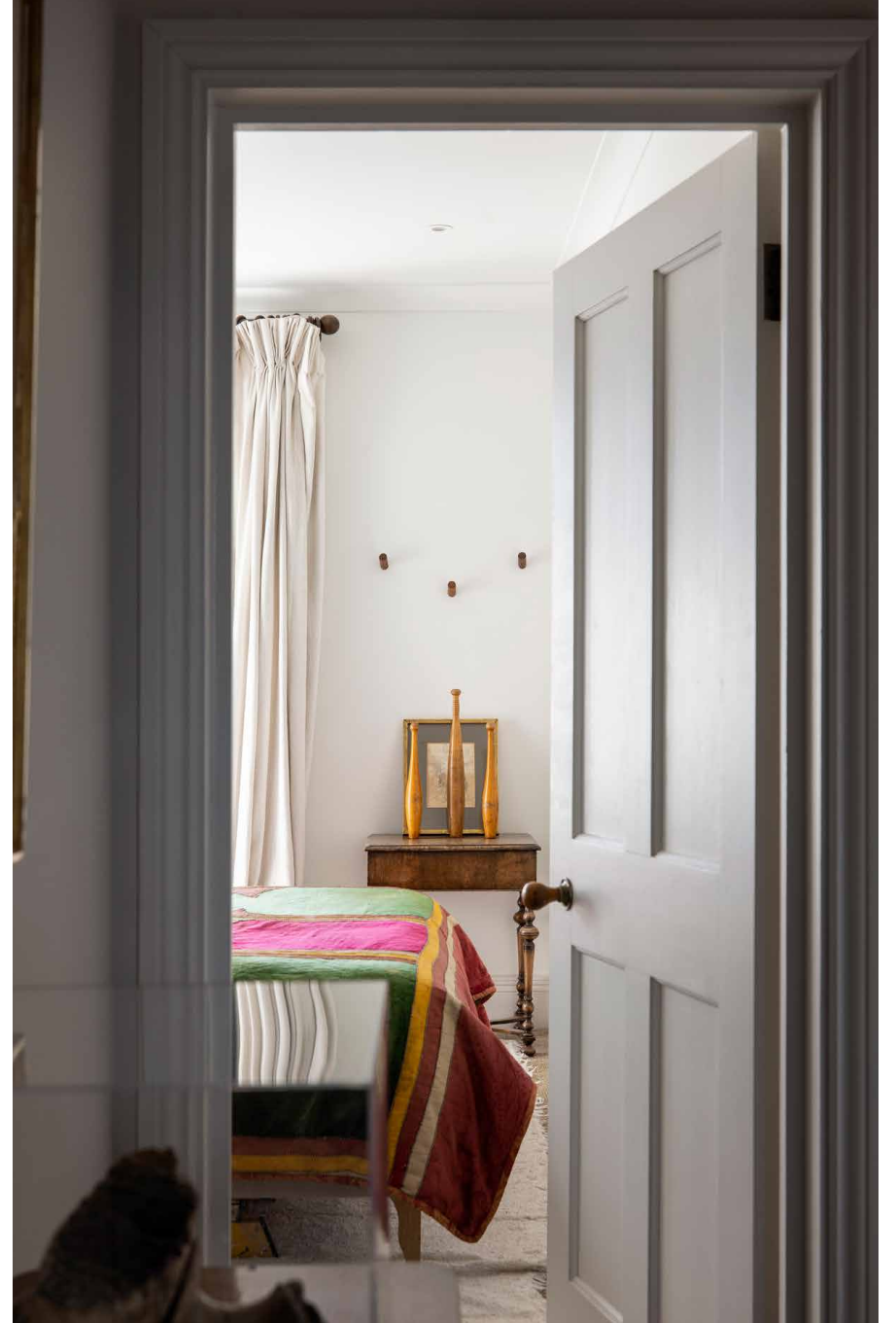










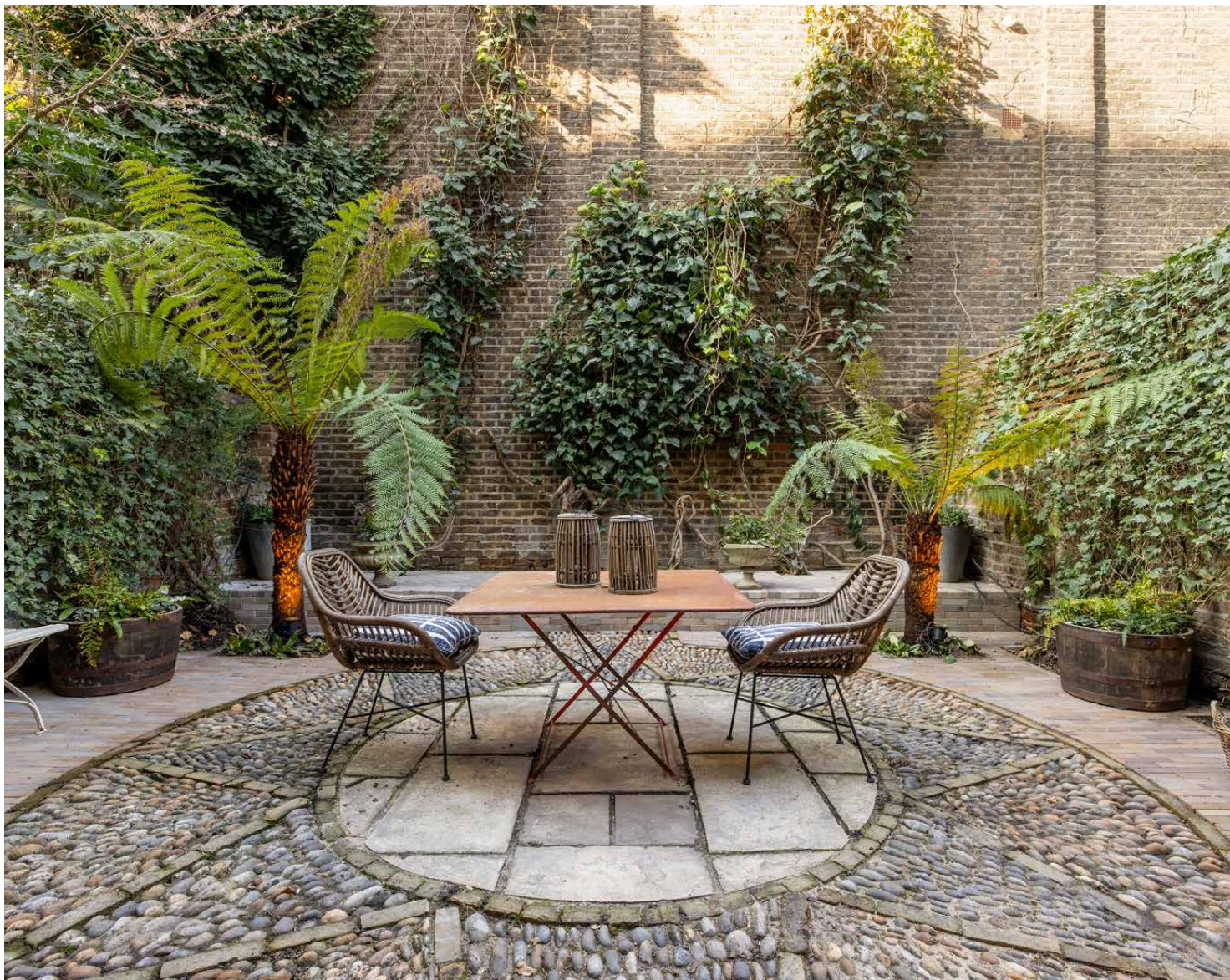


Extra details

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 doors. This floor can easily be converted into an additional bedroom or playroom.

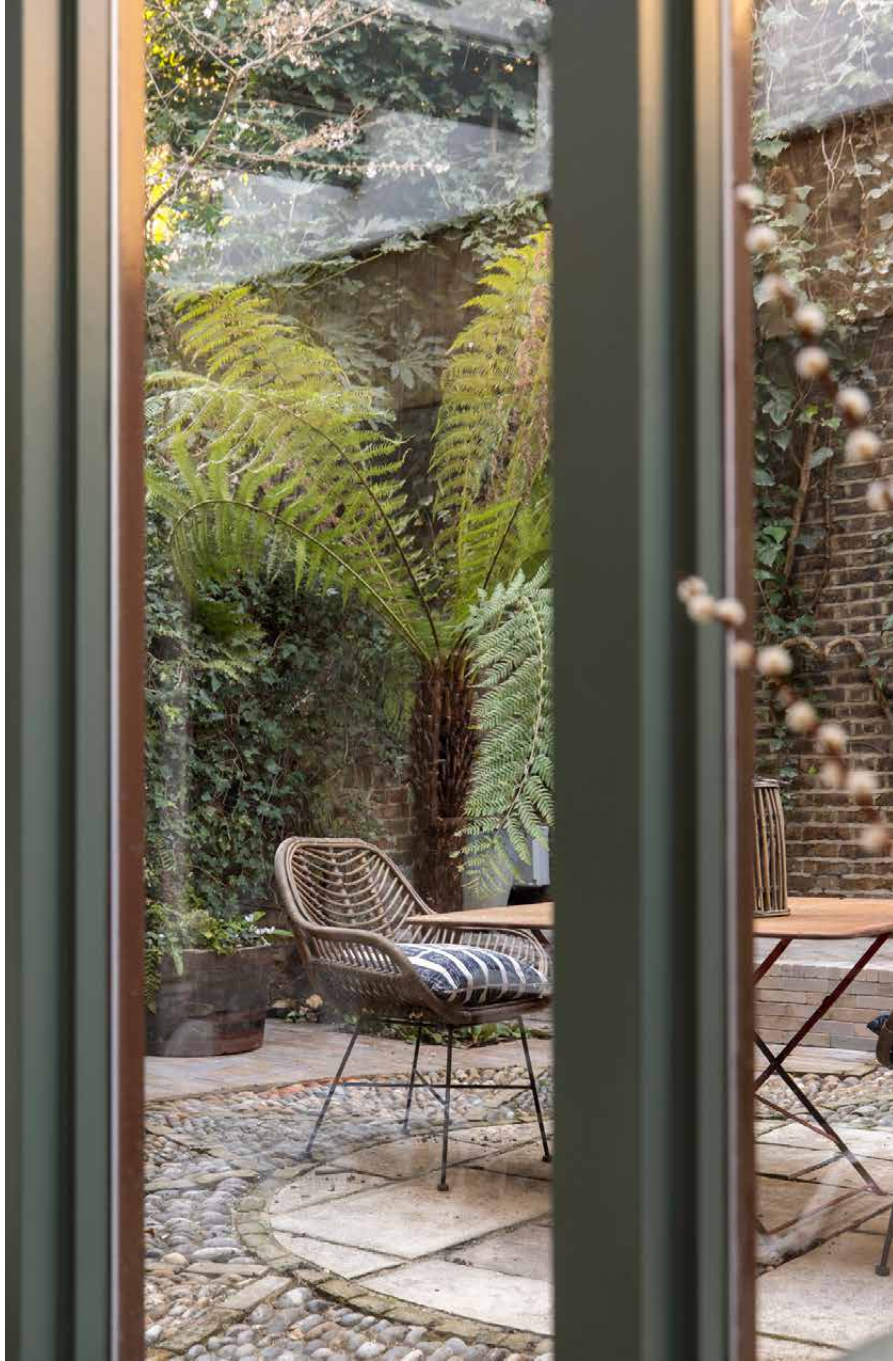
Completing the home on the basement level, there's a self-contained studio complete with a fully-equipped kitchenette, double bed and contemporary bathroom. A stylish, country-pile feel is installed with its large wooden ceiling beam and woven fabrics. With a separate entrance, it's ideal accommodation for live-in staff.

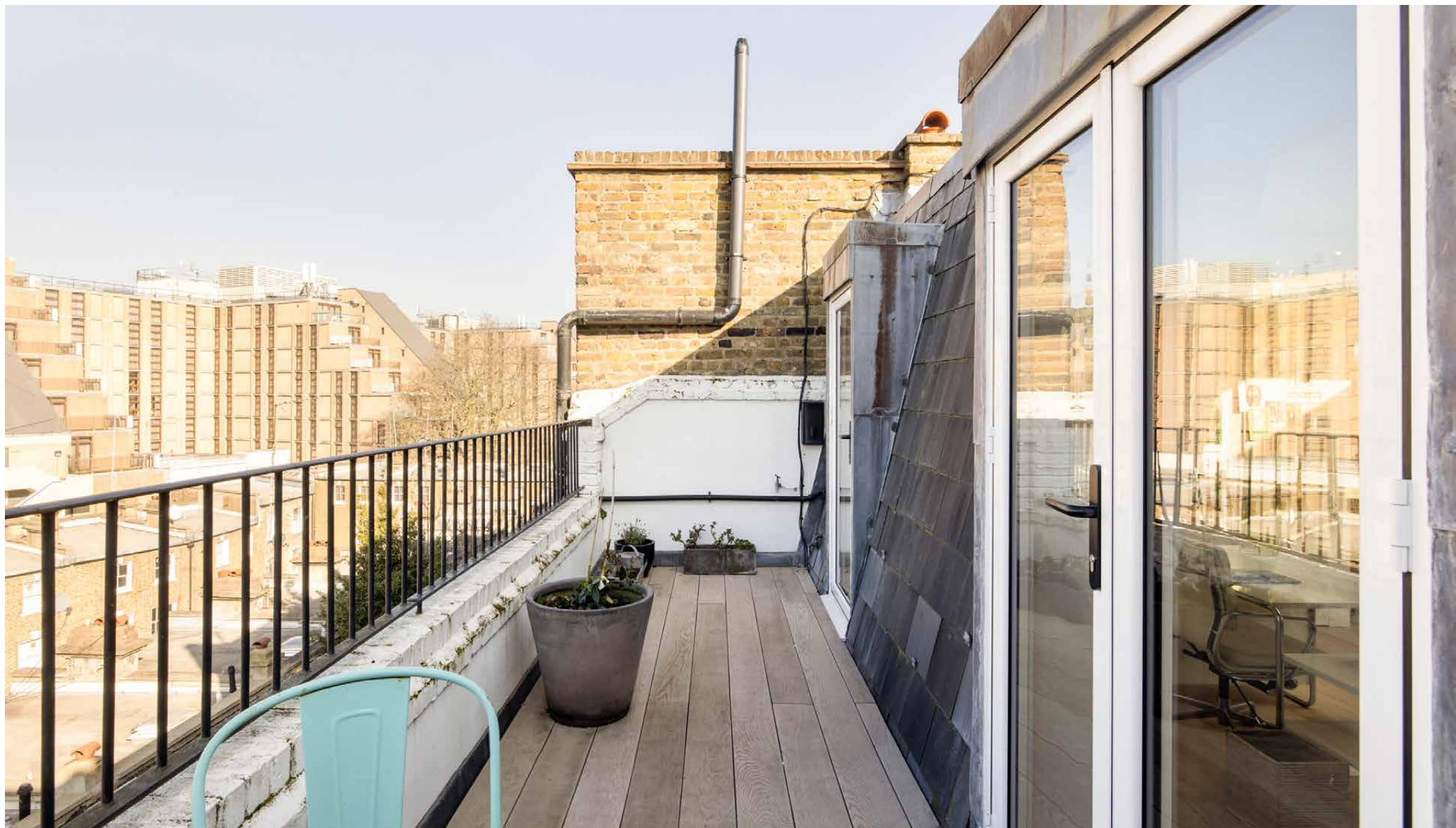




Outdoor spaces

Beyond the sage-toned French doors in the family room, the private garden unfolds. It's a tranquil al fresco setting, with a soaring brick wall setting a textural backdrop for climbing planters. Upstairs, French doors in the study open directly onto two suntrap balconies.



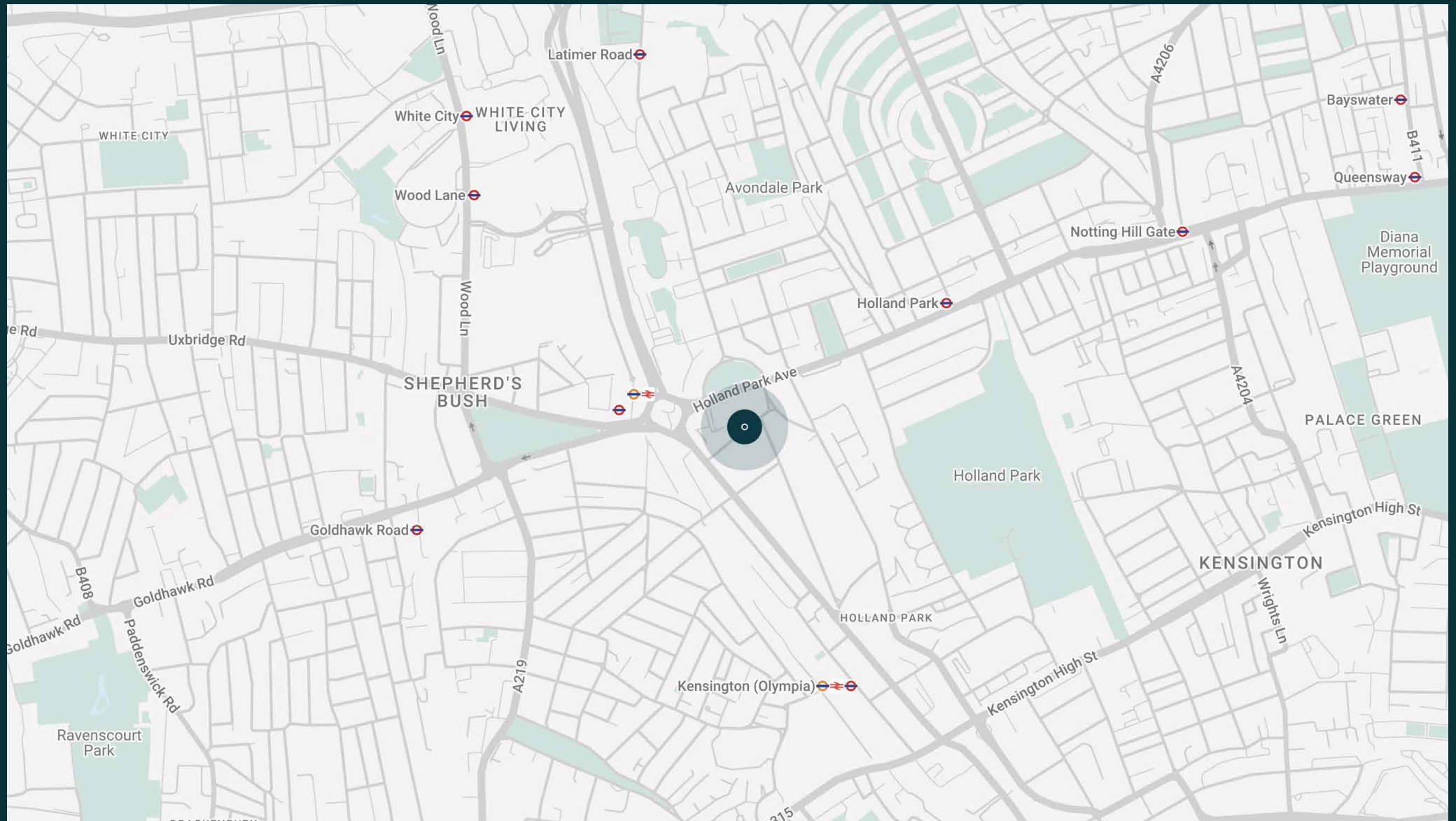


The neighbourhood

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 Holland Park's 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.







- Open-plan kitchen, reception and living room
- Family room
- Principal bedroom suite and shower room
- One further bedroom suite
- Two guest bedrooms
- Family bathroom
- Sprawling office
- Conservatory
- Private garden
- Balconies
- Self-contained studio
- Royal Borough of Chelsea and Kensington

Basement

20.9 x 10.3 (6.3m x 4.3m)

SITTING ROOM

LAUNDRY

12.3 x 6.1 (5.0m x 4.0m)

BEDROOM

STORAGE

Ground Floor

27.2 x 12.1 (8.2m x 4.3m)

CONSERVATORY

KITCHEN / RECEPTION / DINING ROOM

10.7 x 12.1 (5.1m x 4.6m)

First Floor

20.9 x 12.9 (6.3m x 4.6m)

BEDROOM

STORAGE

Second Floor

12.3 x 12.1 (4.0m x 4.3m)

BEDROOM

12.9 x 11.2 (4.6m x 3.4m)

BEDROOM

14.1 x 9.0 (4.3m x 2.7m)

Third Floor

28.5 x 12.0 (8.6m x 4.3m)

BALCONY

BALCONY

Legend: Reduced head height below 1.8m

Total = 4,203 sq ft/ 390.5 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
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Guest & concierge services

Our concierge team are here to help guests settle in, seamlessly. Centre court tickets to Wimbledon, Premier League seats with the best views, Savile Row tailors on standby, or a private chef to cater to individual tastes – we aim to elevate every stay.

From the moment of booking with us, each guest has a single point of contact to finesse the details. Our statement spaces are just the starting point – to ensure everyone feels at home, our rates include:

-
- Weekly housekeeping
 - Flexible check-in/out
 - Luxury linens and Bamford toiletries
 - Legal compliance on all our homes
 - A personal welcome and arrival essentials
 - Unlimited access to guest services and tailored experiences
 - Professional inventory inspection before and after every stay
 - Access to a curated portfolio of sole agency properties





Please get in touch if you have any questions
or require any further information.

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