

# RUSSELL SIMPSON

Characterful three-bedroom corner  
apartment with panoramic views and  
exceptional natural light

MARCHMONT COURT  
ADDISON GARDENS W14



Marchmont Court  
Addison Gardens W14

Offers In Excess Of  
£775,000

|                     |                                      |                                 |                              |
|---------------------|--------------------------------------|---------------------------------|------------------------------|
| BEDROOMS<br>3       | INTERNAL<br>772 SQ FT<br><br>72 SQ M | COUNCIL<br>Hammersmith & Fulham |                              |
| RECEPTION ROOM<br>1 |                                      | EPC<br>C                        | COUNCIL TAX<br>Band E        |
| BATHROOMS<br>1      | TENURE<br>Share of Freehold          |                                 | LENGTH OF LEASE<br>970 years |





## The Property

Bright flat within an attractive period building, with original features and a shared garden, moments from Brook Green.

Built in 1901, the building has attractive period detailing throughout, including an ornate communal staircase, original ironmongery and large windows.

Wooden flooring runs through the main living areas, with carpet in the principal and second bedrooms. The apartment also benefits from new windows, a shared garden and cellar.



# Entertaining Spaces

The reception room is a bright and welcoming space, with large windows overlooking the surrounding greenery and streets. An ornate wooden fireplace and built-in shelving give the room a real sense of character, while the proportions allow plenty of space for both sitting and dining.

The separate kitchen is smartly fitted with white cabinetry and dark granite worktops, with an integrated oven and space for additional appliances. A neatly positioned dining table makes good use of the space.







## The Bedrooms



There are three bedrooms. The principal bedroom is a generous double with a built-in wardrobe, while the second bedroom has built-in shelving, a dresser and exposed brickwork. The third bedroom is currently used as a study, but could equally work as a smaller bedroom or dressing room.

There is one bathroom and a separate WC. The main bathroom has a walk-in shower, wall-mounted basin, vanity unit and heated towel rail, with underfloor heating.



Russell Simpson

Marchmont Court





## The Neighbourhood

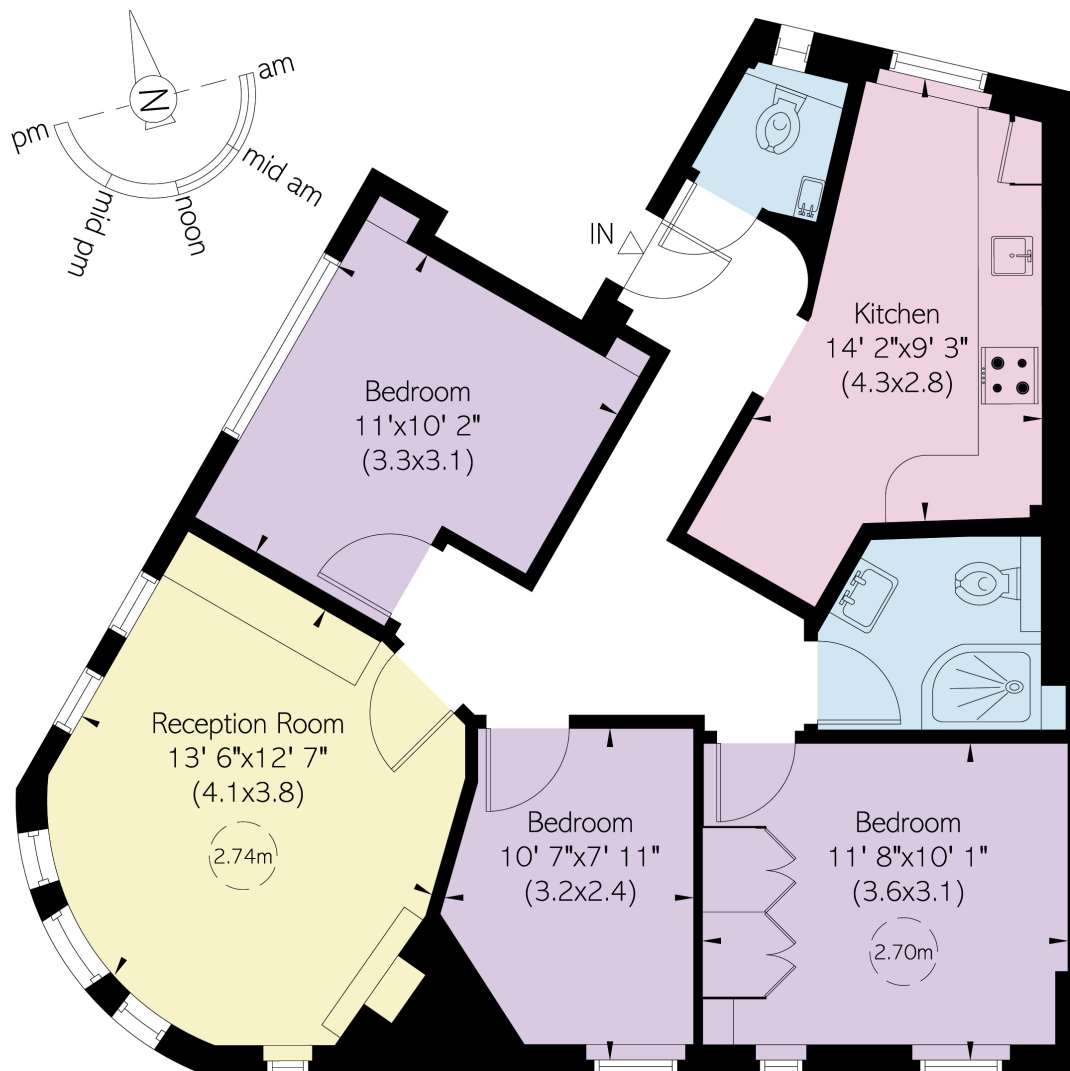
Situated in the heart of Brook Green, on the corner of Addison Gardens and Blythe Road, the property enjoys a particularly appealing position in one of west London's much-loved neighbourhoods. Blythe Road runs alongside the property with its growing collection of independent cafés, shops and restaurants, while the leafy Brook Green and a fantastic selection of pubs are just moments away.

The surrounding streets are known for their attractive period architecture and village-like atmosphere, yet Hammersmith, Shepherd's Bush, Kensington and Holland Park are all within easy reach. The newly reimagined Olympia and emerging Earl's Court development are also close by.

The area is exceptionally well connected, with Hammersmith, Shepherd's Bush and Kensington (Olympia) stations providing access to the Central, District, Piccadilly, Hammersmith & City and Overground lines. Heathrow is readily accessible via the Piccadilly line, while the M4 and M40 offer convenient road connections. In addition to Brook Green, the extensive green spaces of Holland Park and Ravenscourt Park and the River Thames are nearby. A wide choice of well-regarded schools and nurseries can be found locally, while Westfield London is also within easy reach.

APPROXIMATE INTERNAL AREA

772 SQ FT / 72 SQ M



Third Floor



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## Contact us

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## Kensington & Notting Hill

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# RUSSELL SIMPSON

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