

83 Addison Road  
London

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FINCHATTON  
PRIVATE

*"An exceptional opportunity to acquire and develop a substantial residence on the prestigious Addison Road, set within the Holland Park area of the Royal borough of Kensington & Chelsea."*

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## The Opportunity

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*"A unique opportunity to acquire an unmodernised property in Holland Park, with planning permission to create one of London's finest trophy homes. 83 Addison Road is a detached period Italianate style villa with carriage drive and an extra large back garden sitting within a wide and exclusive tree lined road."*

*Tucked away from the hustle and bustle whilst remaining in the heart of Prime Central London, the property offers a unique opportunity to create an exquisite home pairing in equal measure understated and ultimate living.*

*Featuring gracious formal and informal entertaining spaces as well as generous family and children amenities, SPA & Wellness and a classic car garage this property represents the pinnacle of refined living."*

## Overview

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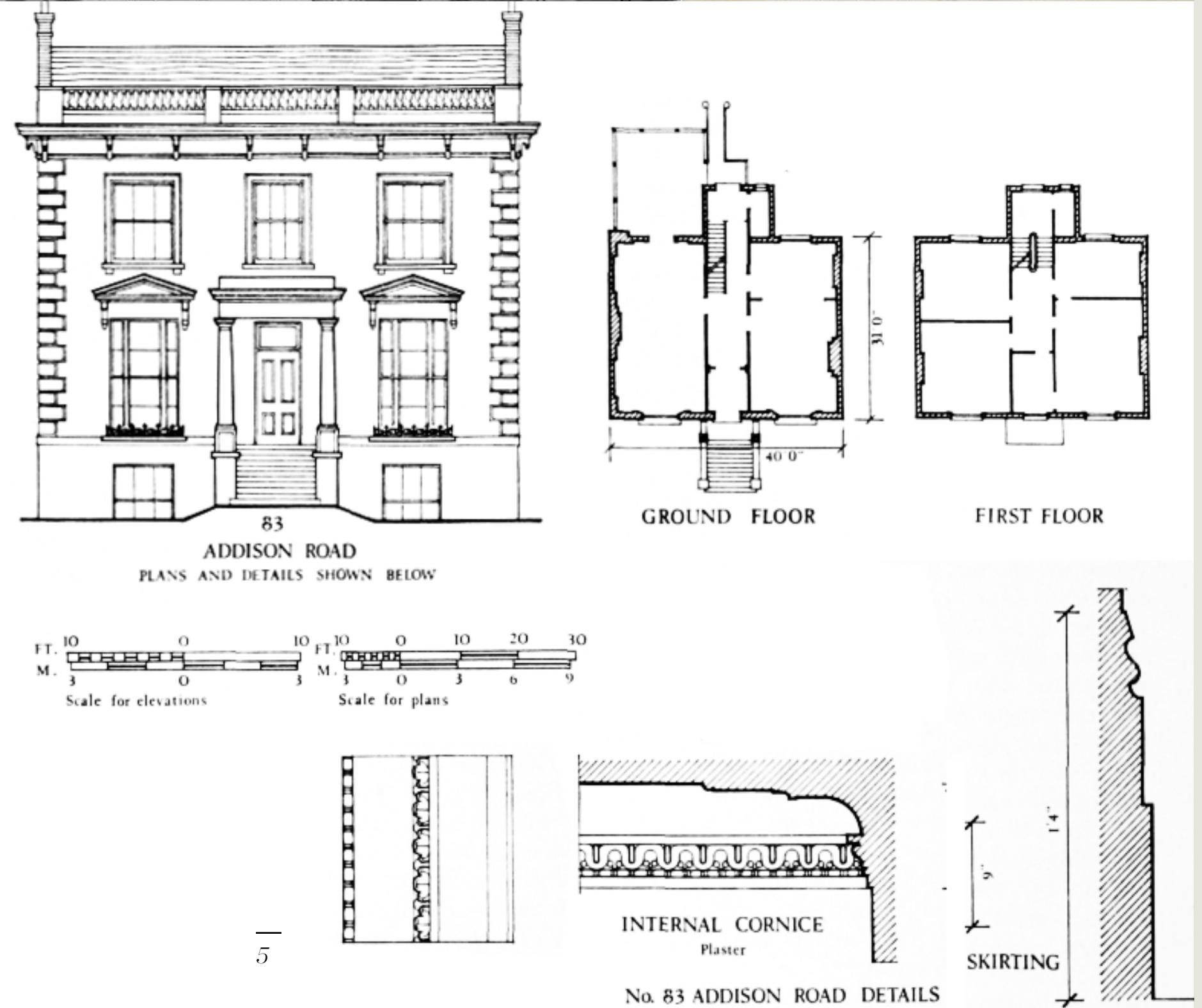
- Unique planning consent that can never be achieved again, to provide one of the best houses in RBKC.
- Unrivalled opportunity to create a super prime property of 25,000 SqFt.
- Ultimate in luxury living for both grown-ups and children.
- Ultimate family home with a Country House estate feel in Central London.
- Indoor and outdoor pools.
- Discreet and generous live in staff quarters.
- Eight Car garage.
- 9 Bedrooms, composed of six principle's and 3 staff's.



## History

83 Addison road was built in the middle of the nineteen century as part of the second phase of the development of the road initiated by the third Lord Holland who first marked out what would become Addison Road in 1823 in what was a mostly rural area.

In 1849, Lord Holland mortgaged Holland House and along with George Henry Goddard; architect and surveyor began further development of the area. The builder of repute James Hall; responsible of the development work of the road along with Addison Crescent, Addison Gardens and Holland Villas carried out the building work and would have completed the work at 83 Addison Road by 1860 where most of the houses of the development were occupied.

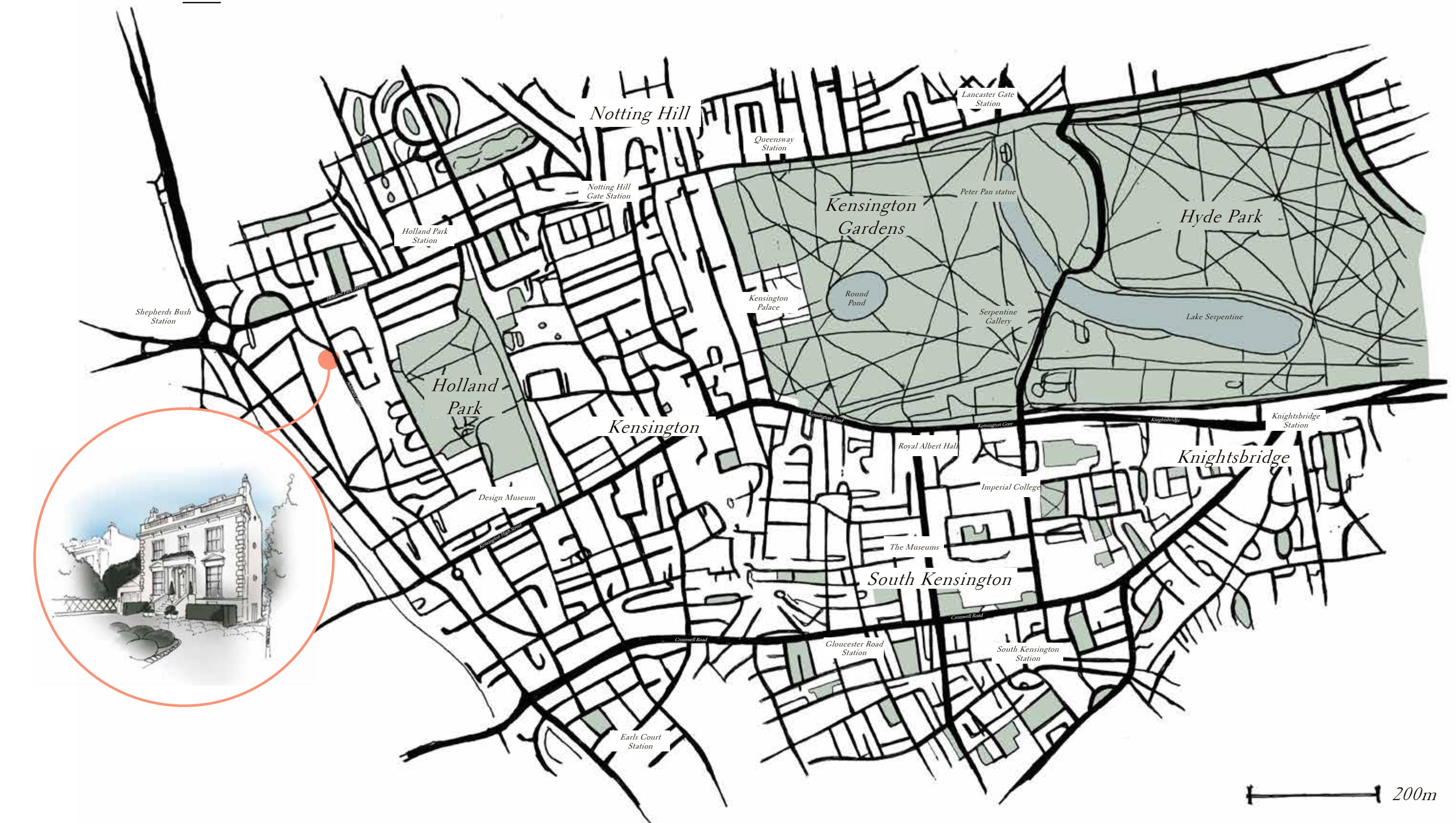


Most of the area now referred to as Holland Park was formerly the grounds of a Jacobean mansion called Holland House where Joseph Addison lived after his marriage with Charlotte Myddleton in 1716 until in death in 1719. Over a century later Addison Avenue, Crescent, Gardens, Place, and Road on the Ilchester Estate west of Holland Park were named after him.

Since the second half of the 19th century, the area has been at the forefront of London cultural scene; a number of notable artists including Frederic Leighton and Val Prinsep as well as art collectors lived in what was known as the Holland Park Circle.



Area Map | An exceptional location



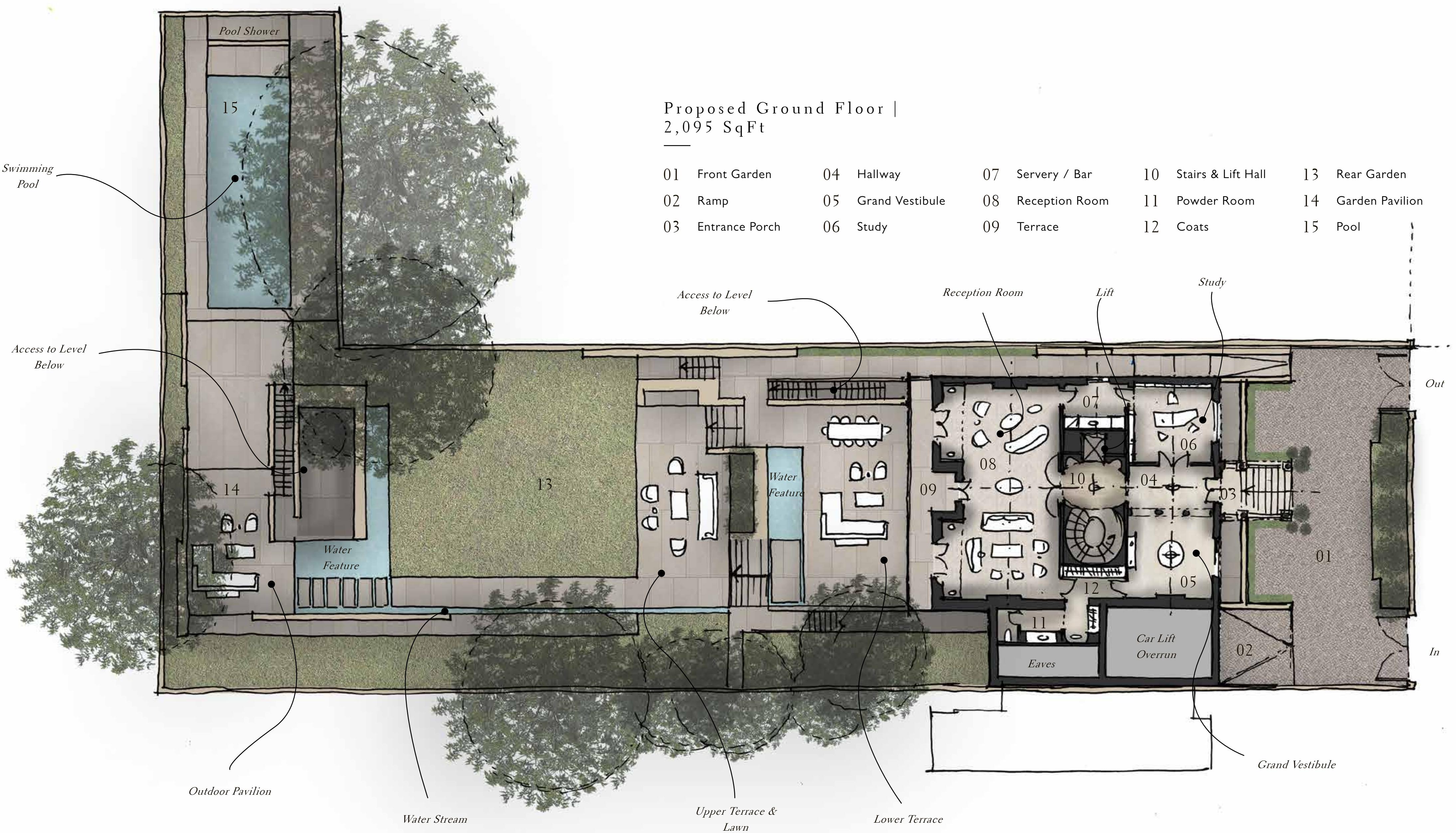


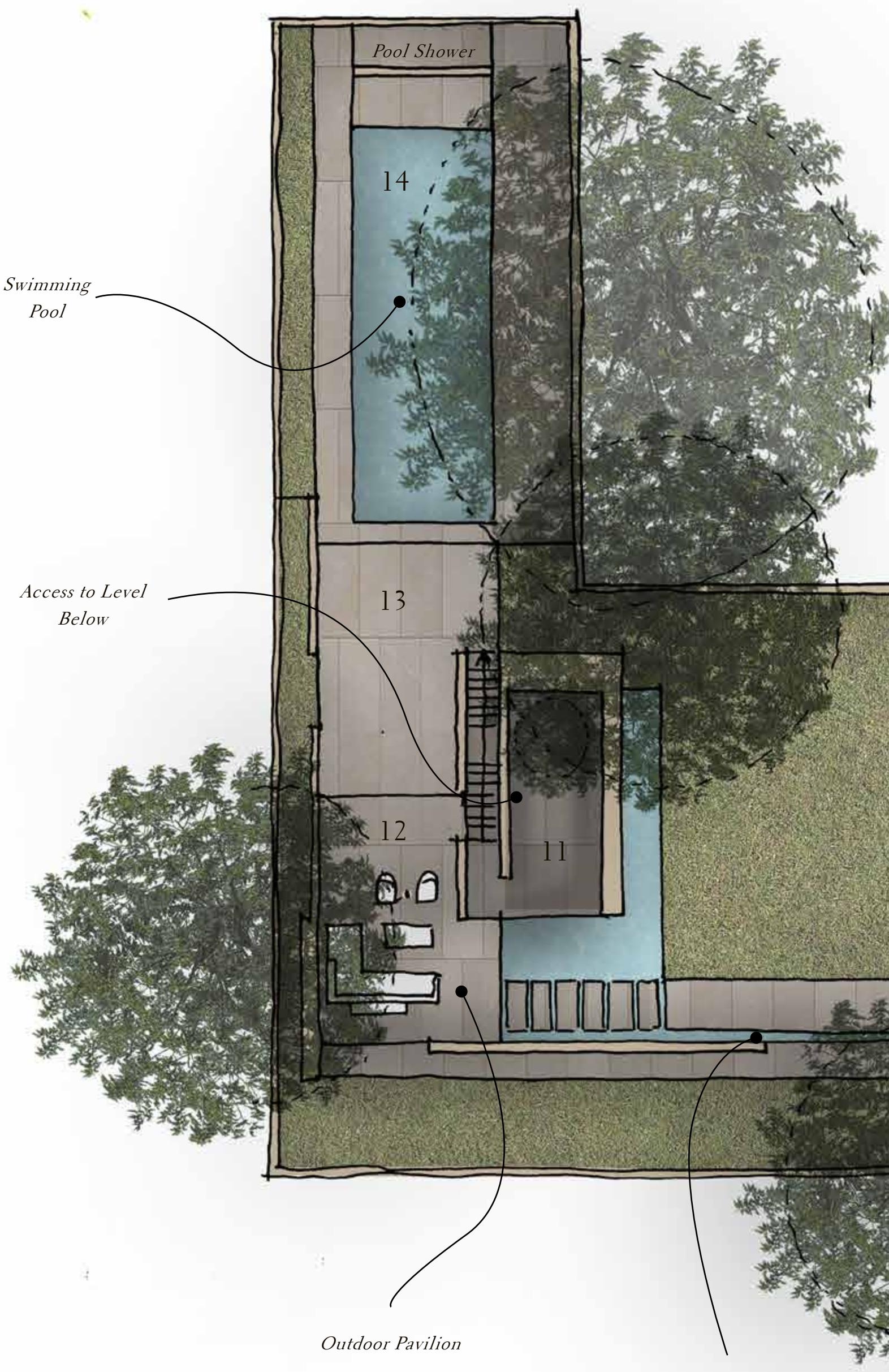
*The beautiful green spaces of Holland Park, Kensington Gardens and Hyde Park are a defining advantage of this part of Central London whilst being easily connected to London Heathrow Airport and the countryside.*

*The property is in close proximity to wide range of cultural and entertainment facilities, offering everything from fine dining to retail and Family-friendly amenities as well as highly regarded private schools.*

## Front Garden | Proposal

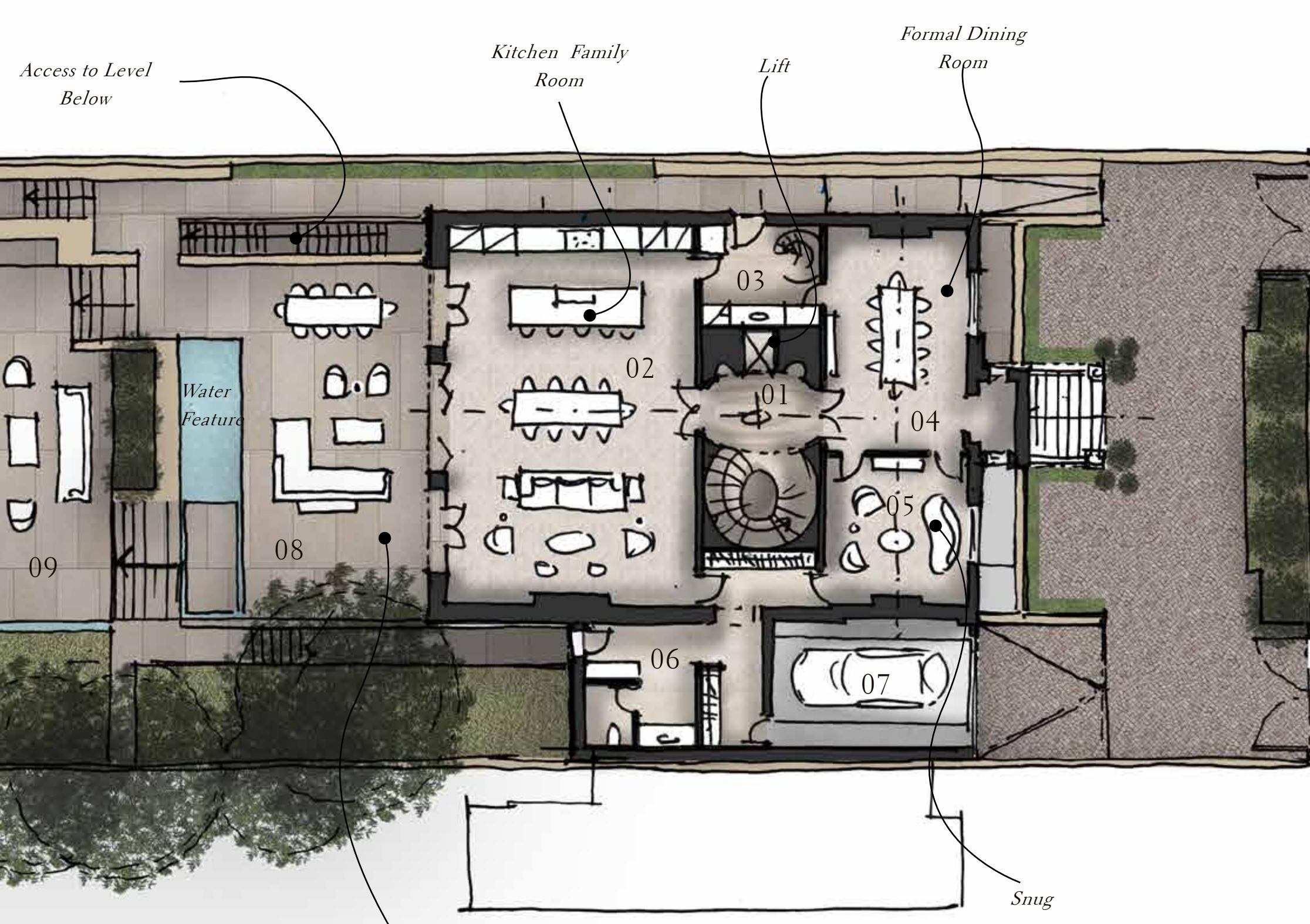






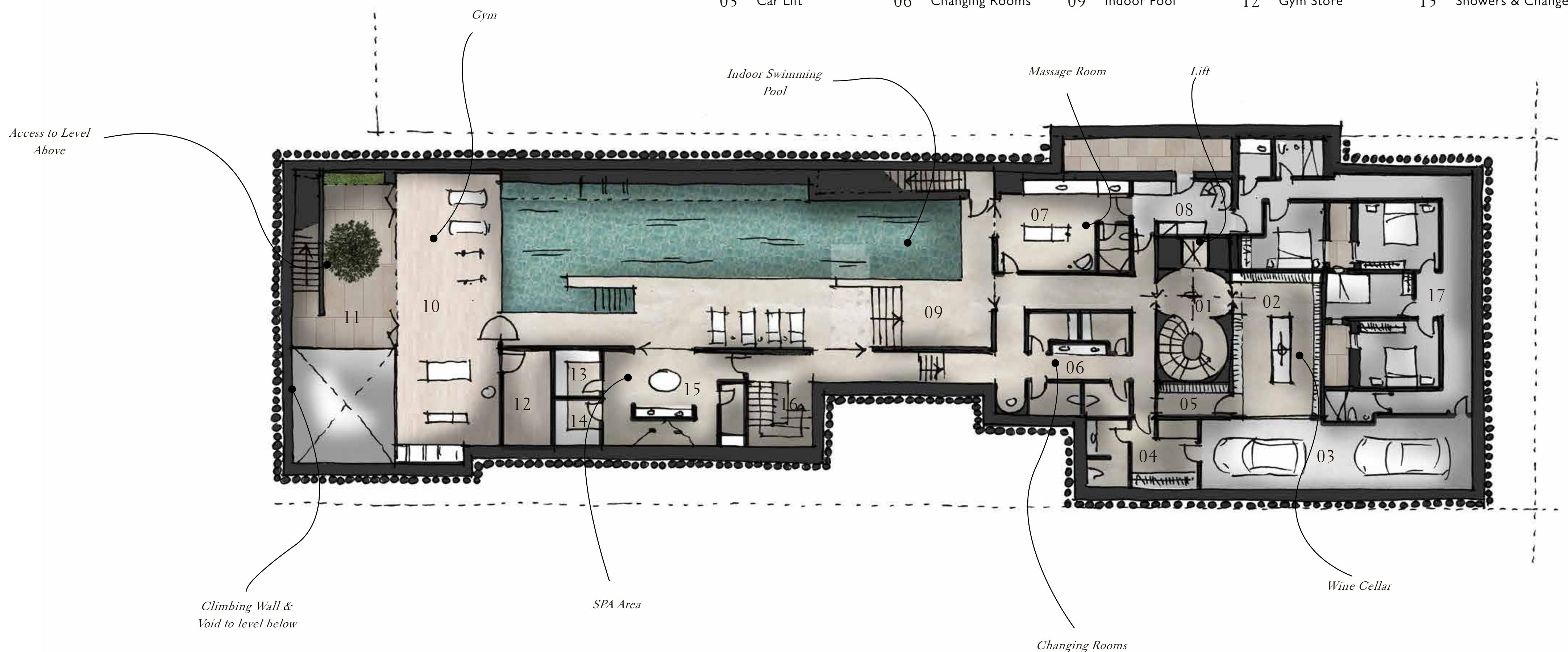
Proposed Lower Ground Floor |  
2,585 Sq Ft

- |    |                       |    |                  |    |                 |    |                     |    |                 |
|----|-----------------------|----|------------------|----|-----------------|----|---------------------|----|-----------------|
| 01 | Stair & Lift Lobby    | 03 | Pantry & Servery | 06 | Boot Room & Loo | 09 | Upper Terrace       | 12 | Garden Pavilion |
| 02 | Kitchen & Family Room | 04 | Dining Room      | 07 | Car Lift        | 10 | Lawn                | 13 | Pool Terrace    |
|    |                       | 05 | Snug             | 08 | Lower Terrace   | 11 | Well to level below | 14 | Pool            |



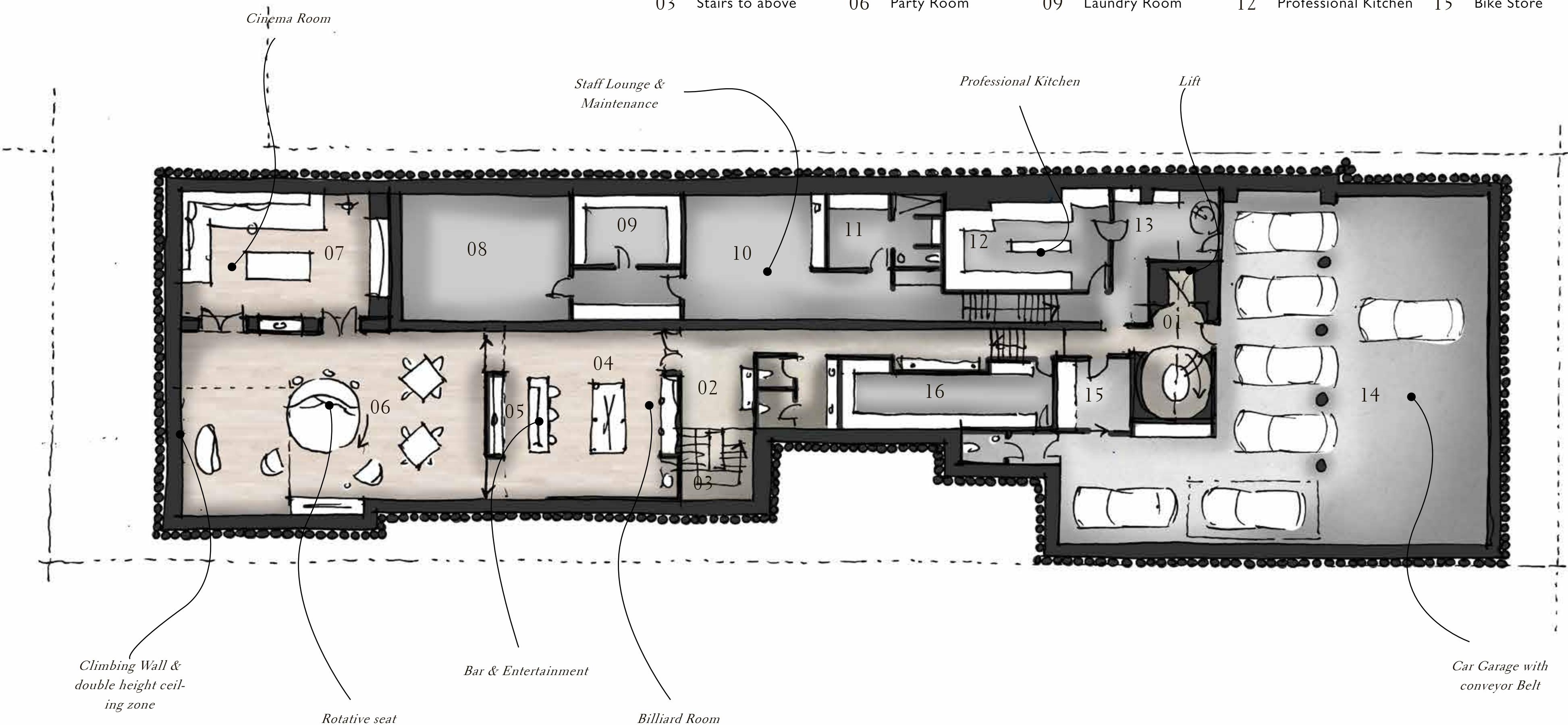
## Proposed Basement | 7,515 SqFt

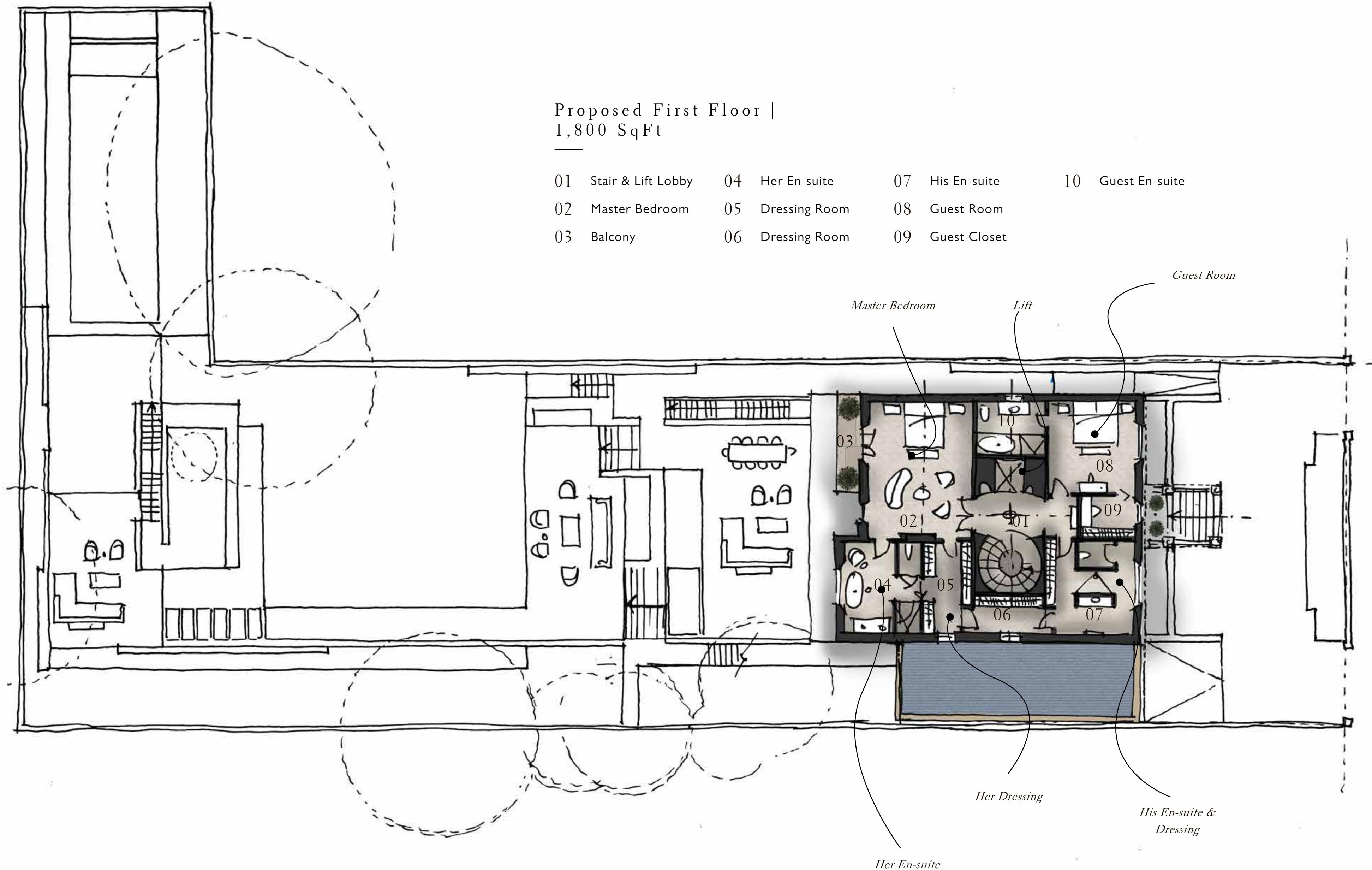
01	Stair & Lift Lobby	04	Cloak Room	07	Massage Room	10	Gym	13	Steam Room	16	Stairs to below
02	Wine Cellar	05	Cigar Humidor	08	Servery	11	Terrace	14	Sauna	17	Staff quarters
03	Car Lift	06	Changing Rooms	09	Indoor Pool	12	Gym Store	15	Showers & Change		

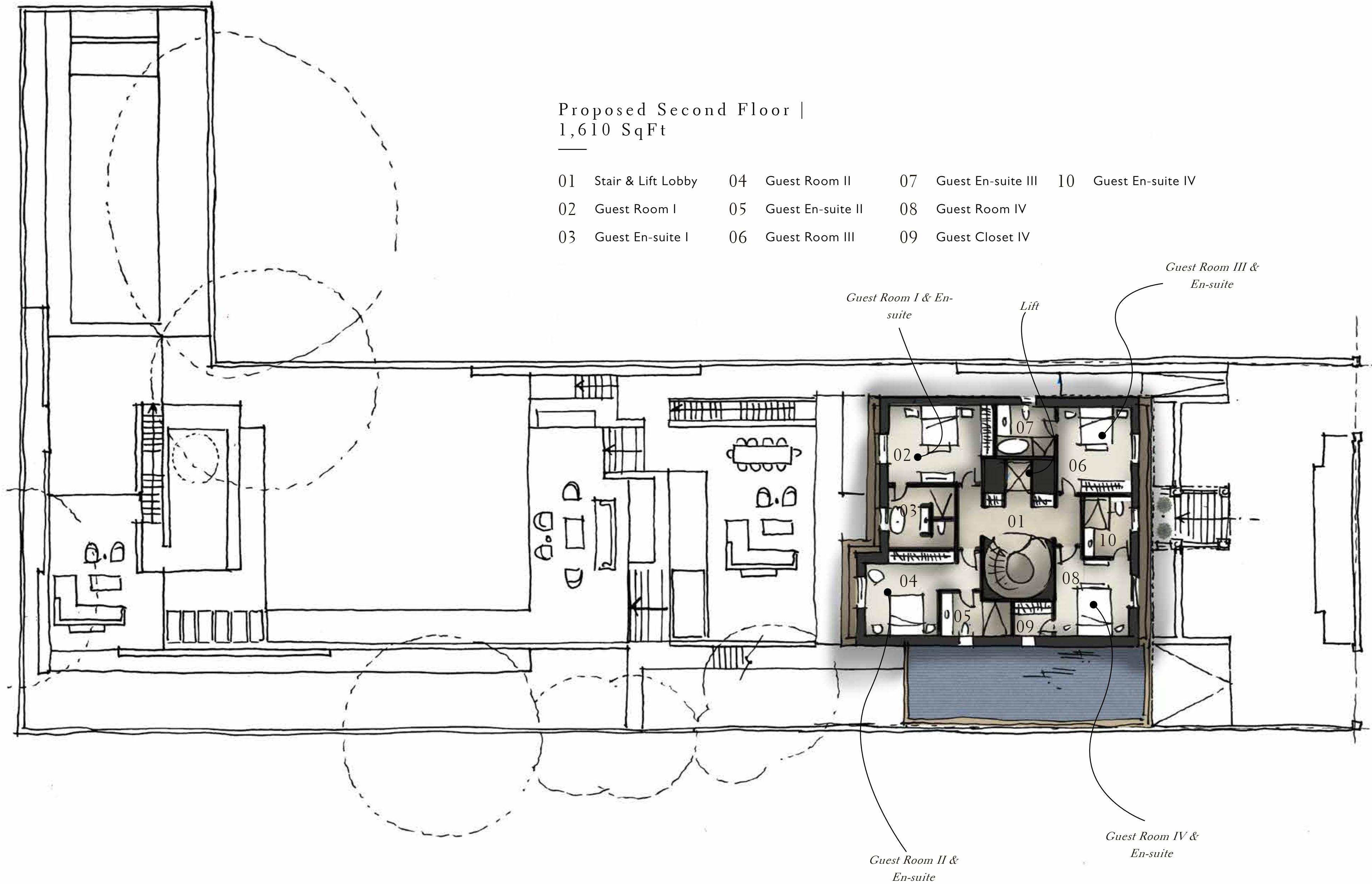


## Proposed Sub Basement 8,595 Sq Ft

01	Stair & Lift Lobby	04	Billiard Room	07	Cinema Room	10	Staff Lounge	13	Servery	16	Storage
02	Hallway	05	Bar	08	Plant Room	11	Staff Change	14	Garage		
03	Stairs to above	06	Party Room	09	Laundry Room	12	Professional Kitchen	15	Bike Store		

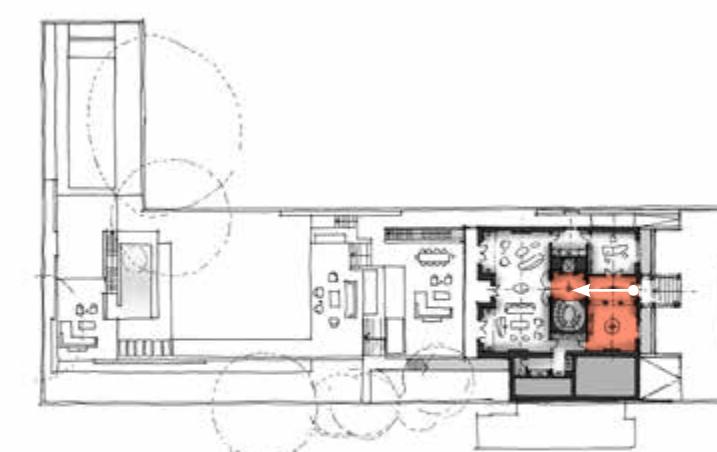
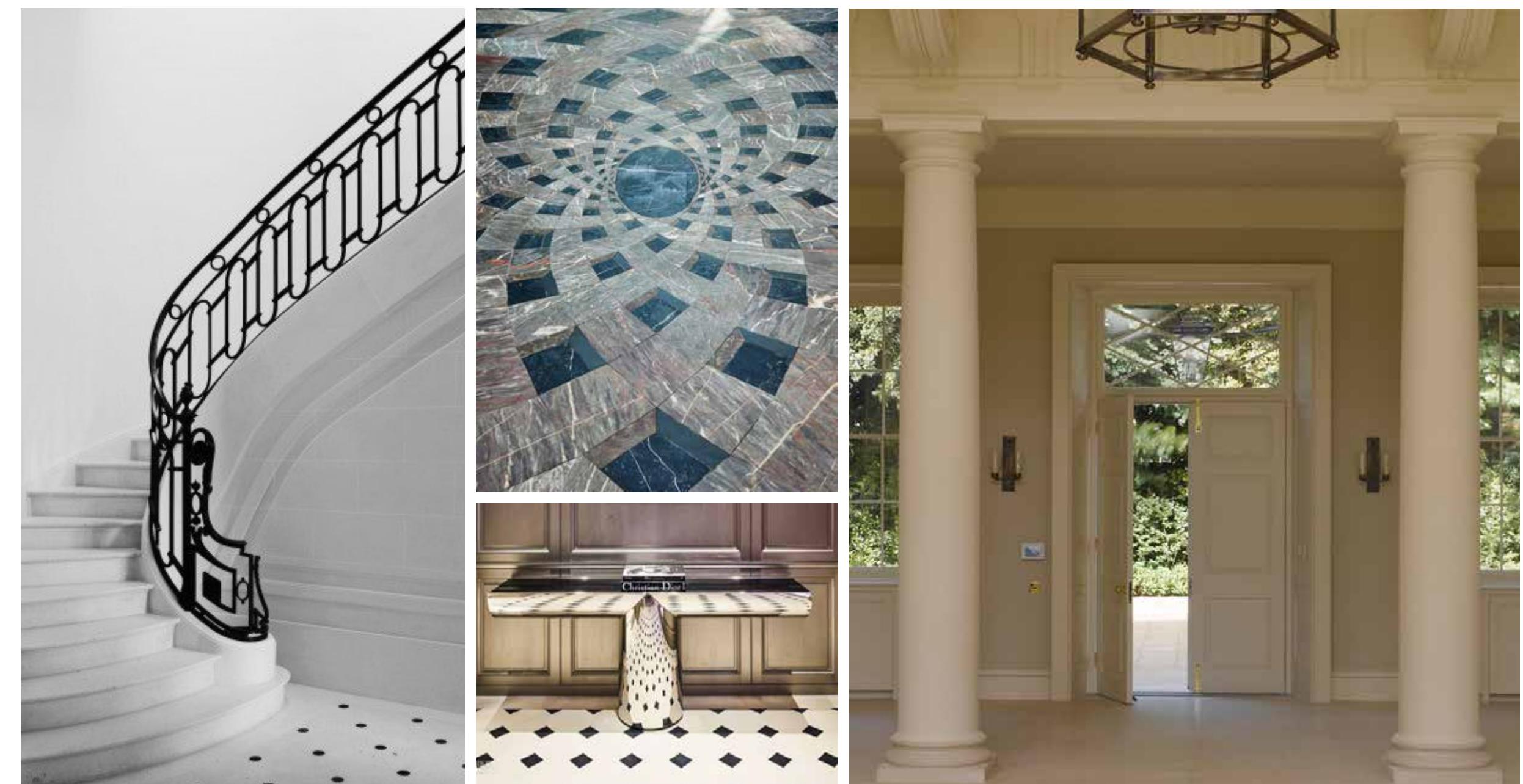




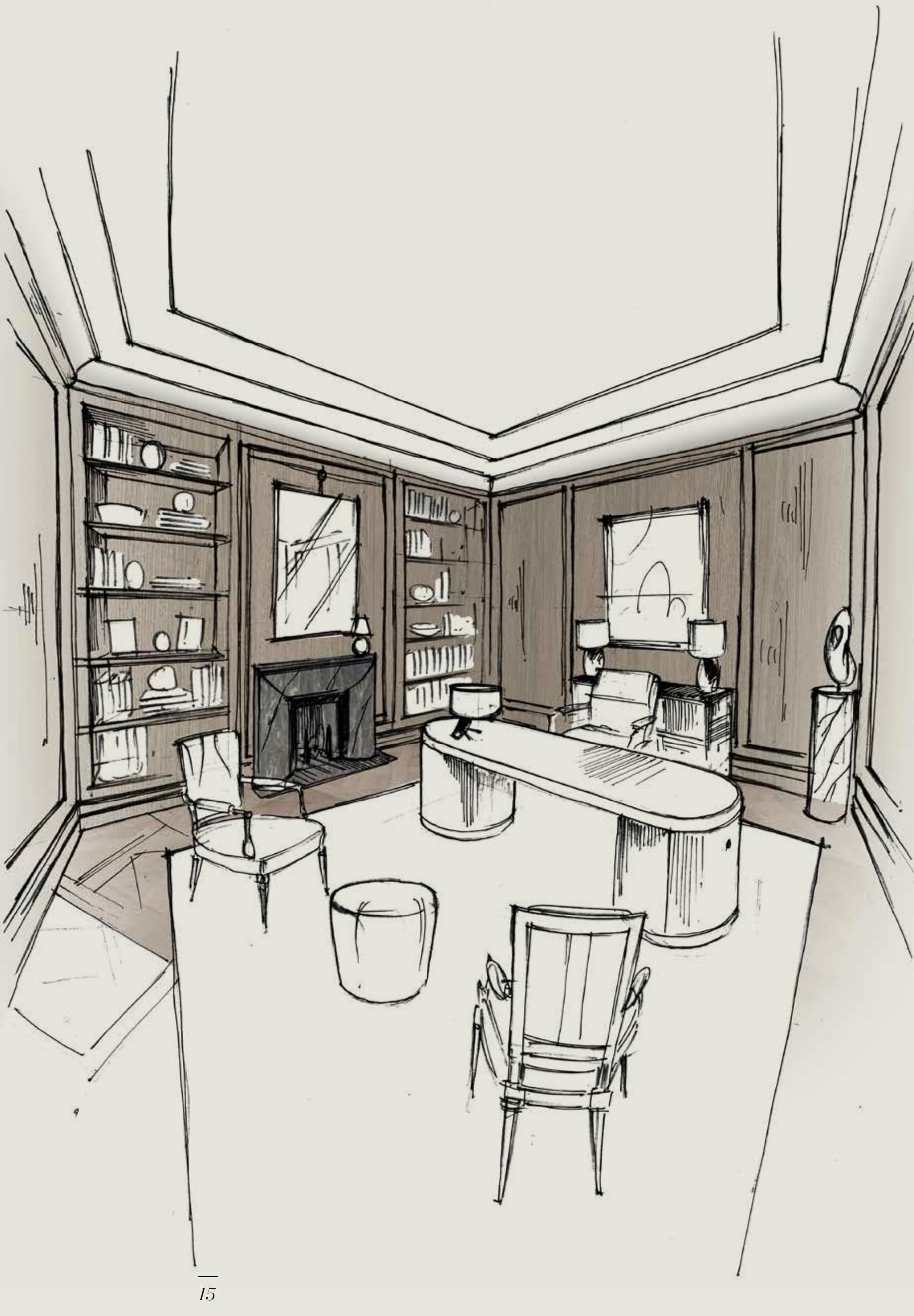




Entrance Hall | Proposal

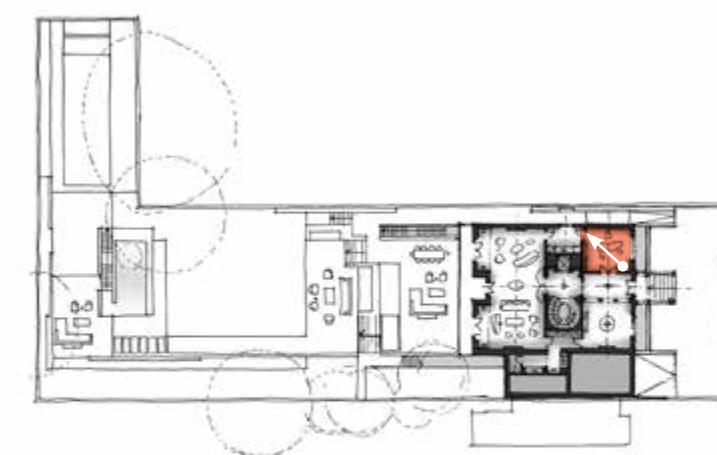


Entrance Hall - Sketch viewpoint



## Study | Proposal

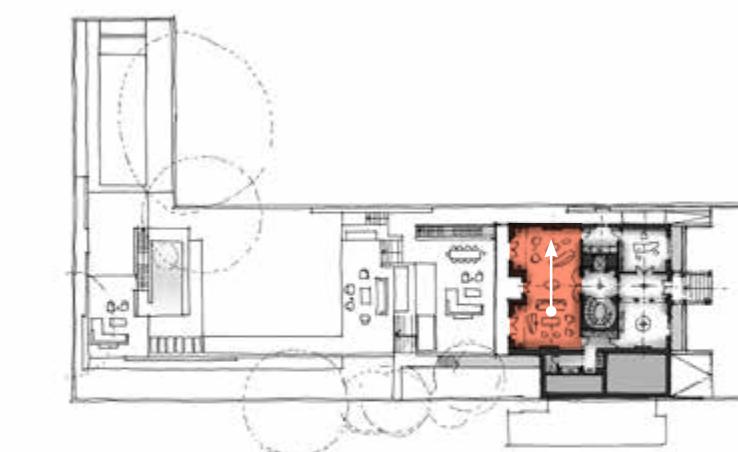
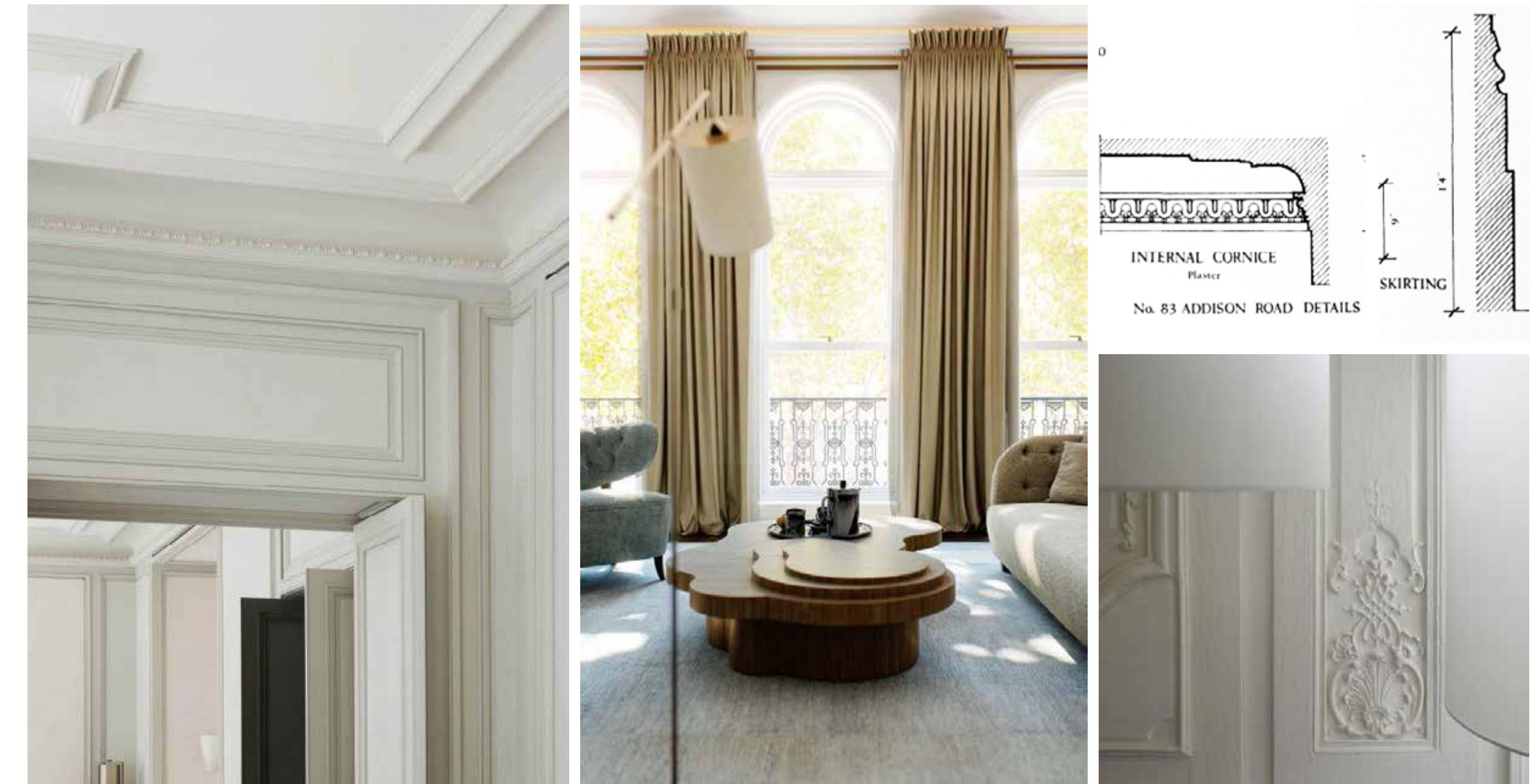
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Study - Sketch viewpoint



Drawing Room | Proposal

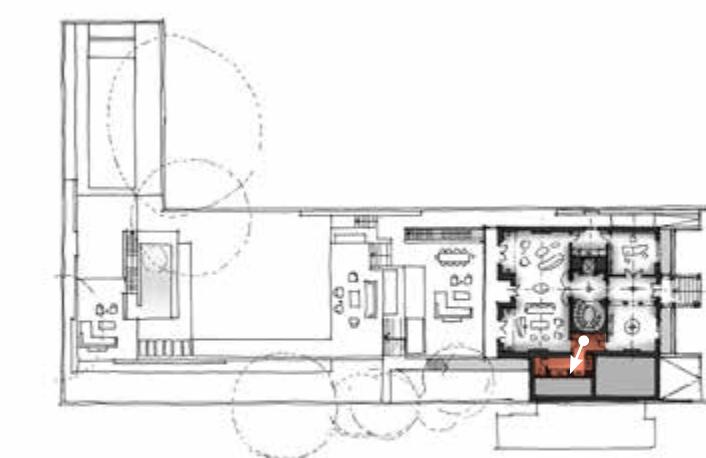


Drawing Room - Sketch viewpoint





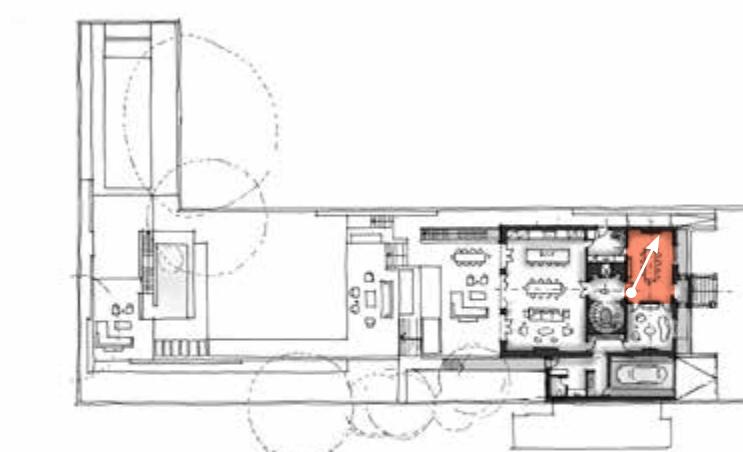
Powder Room | Proposal



Powder Room - Sketch viewpoint



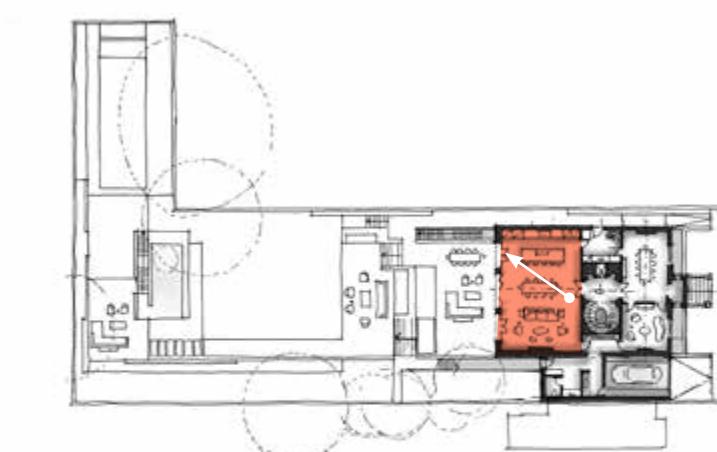
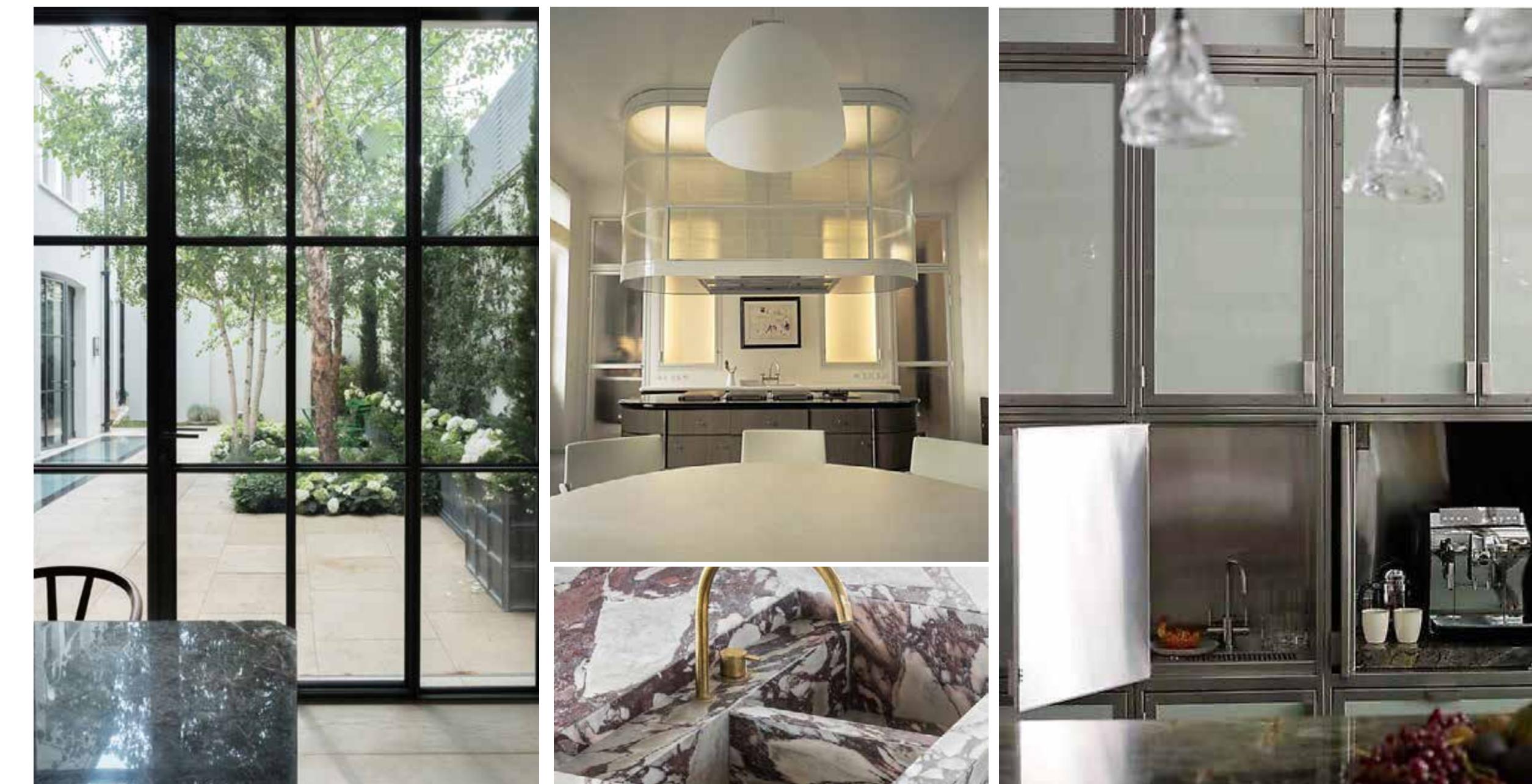
Dining Room | Proposal



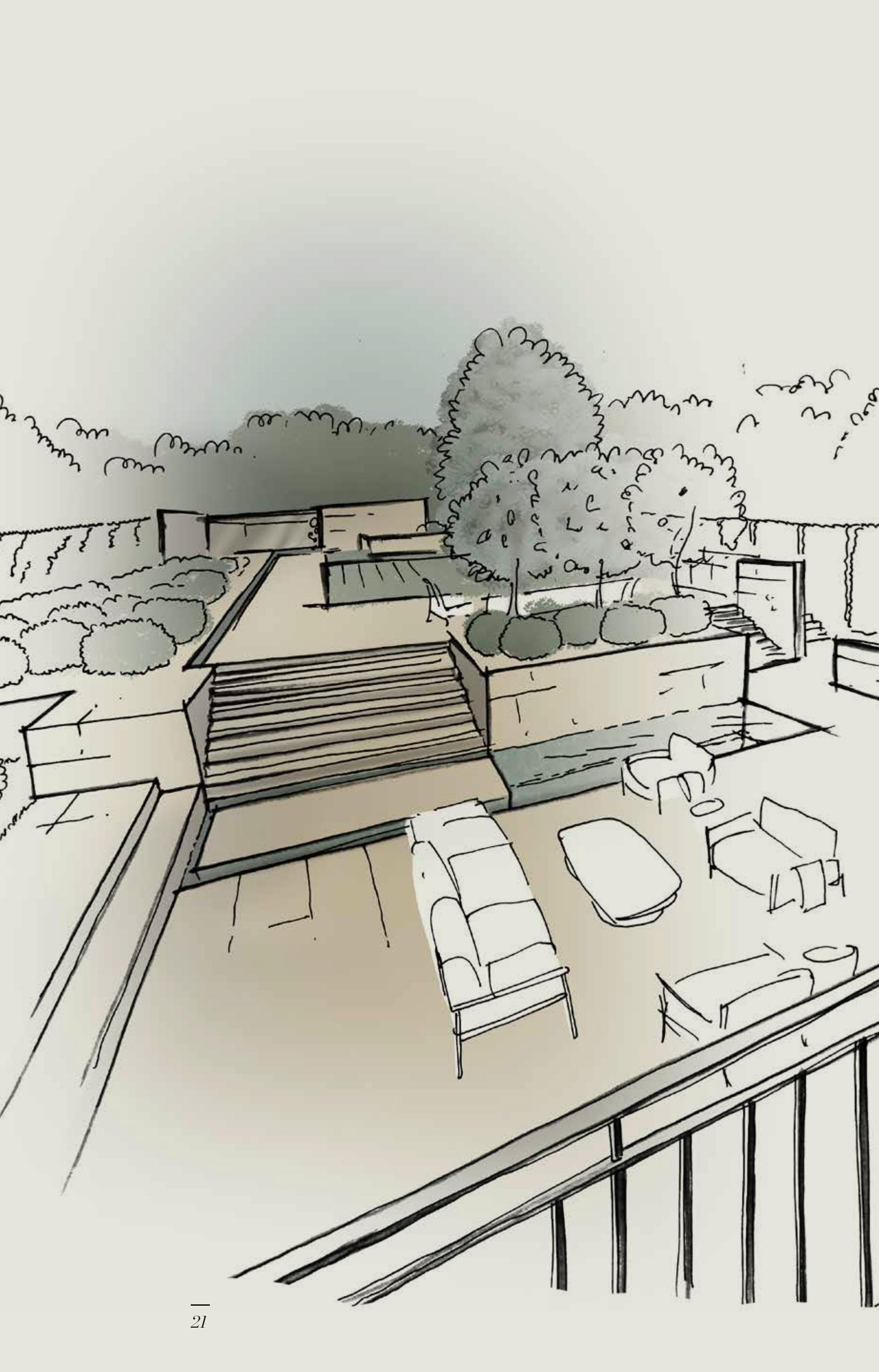
Dining Room - Sketch viewpoint



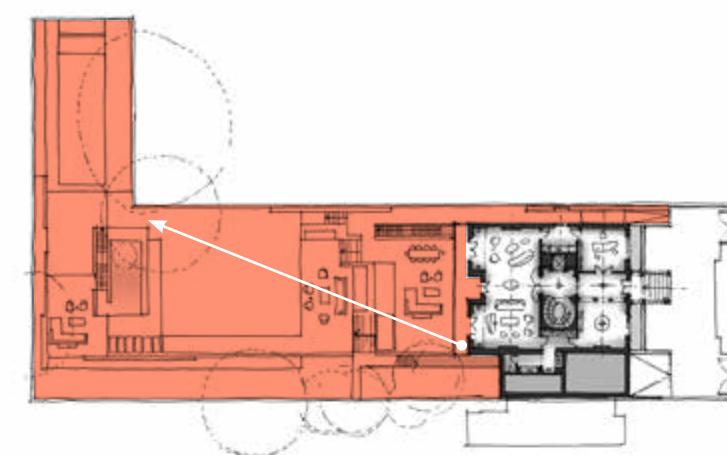
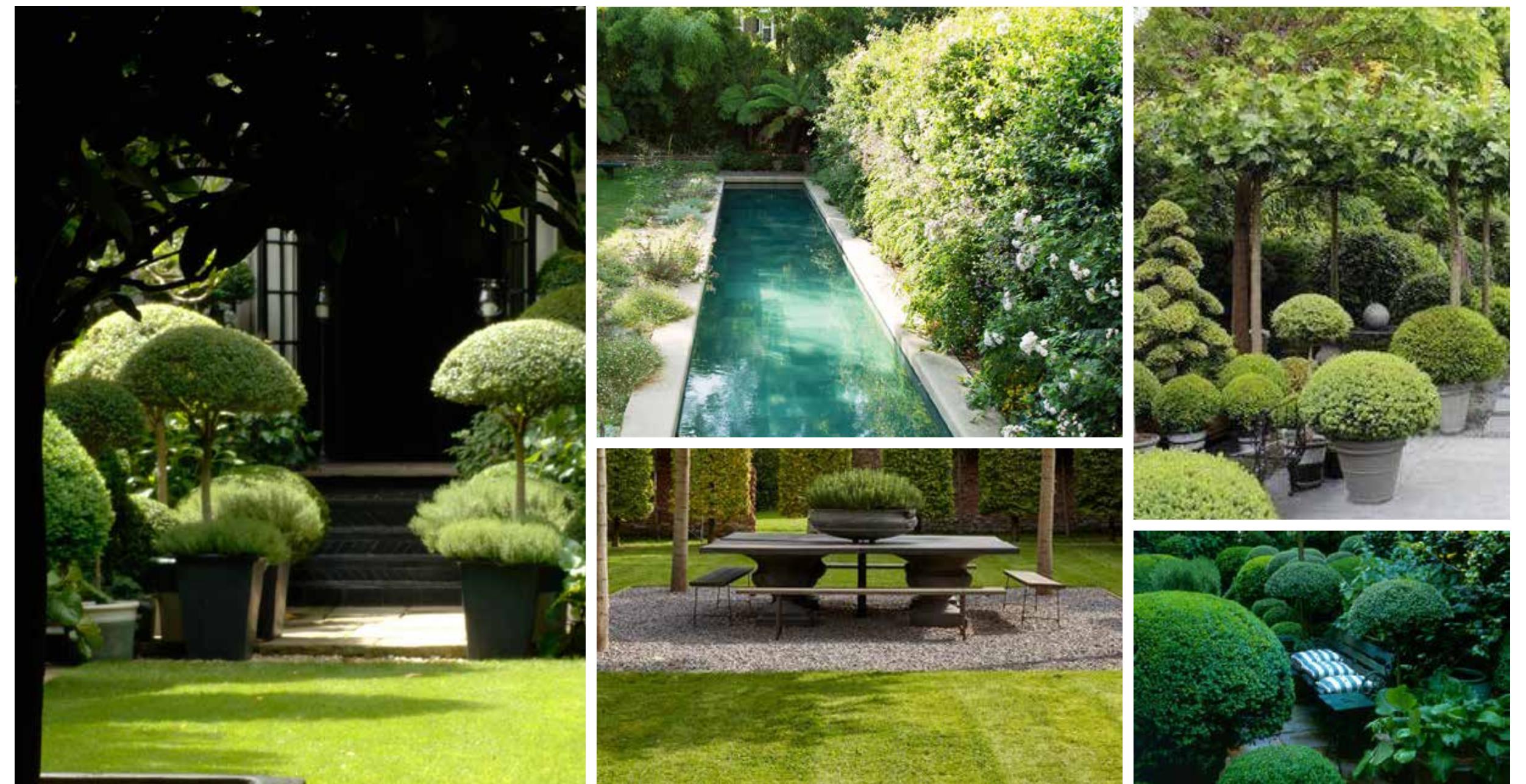
## Kitchen | Proposal



*Kitchen - Sketch viewpoint*



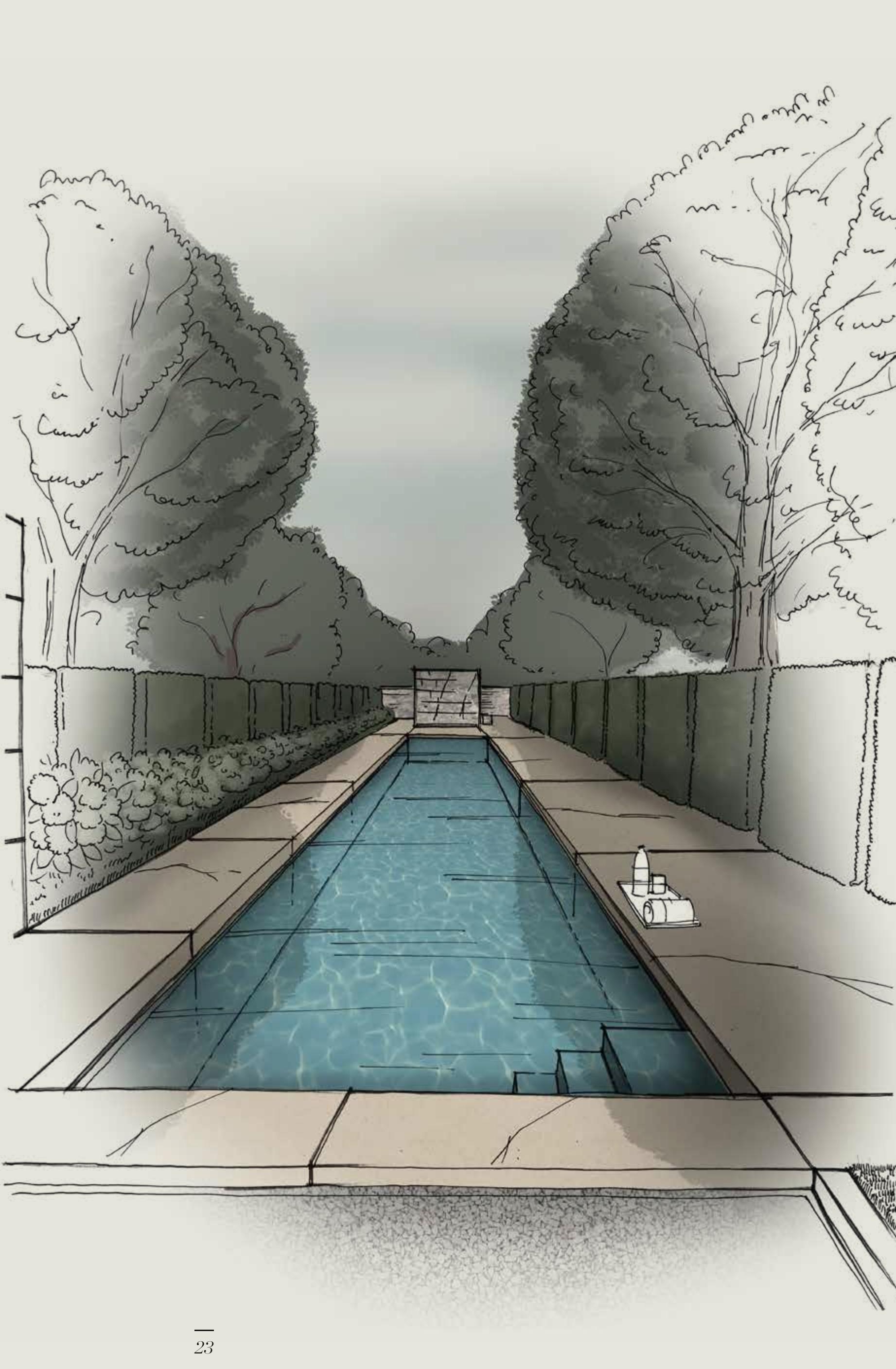
Rear Garden | Proposal



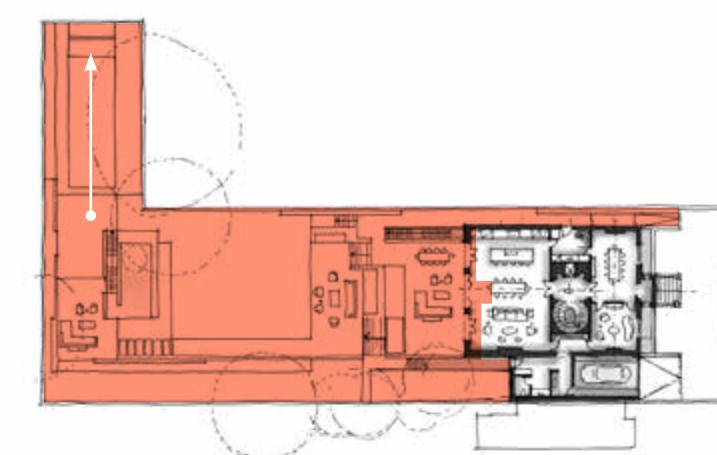
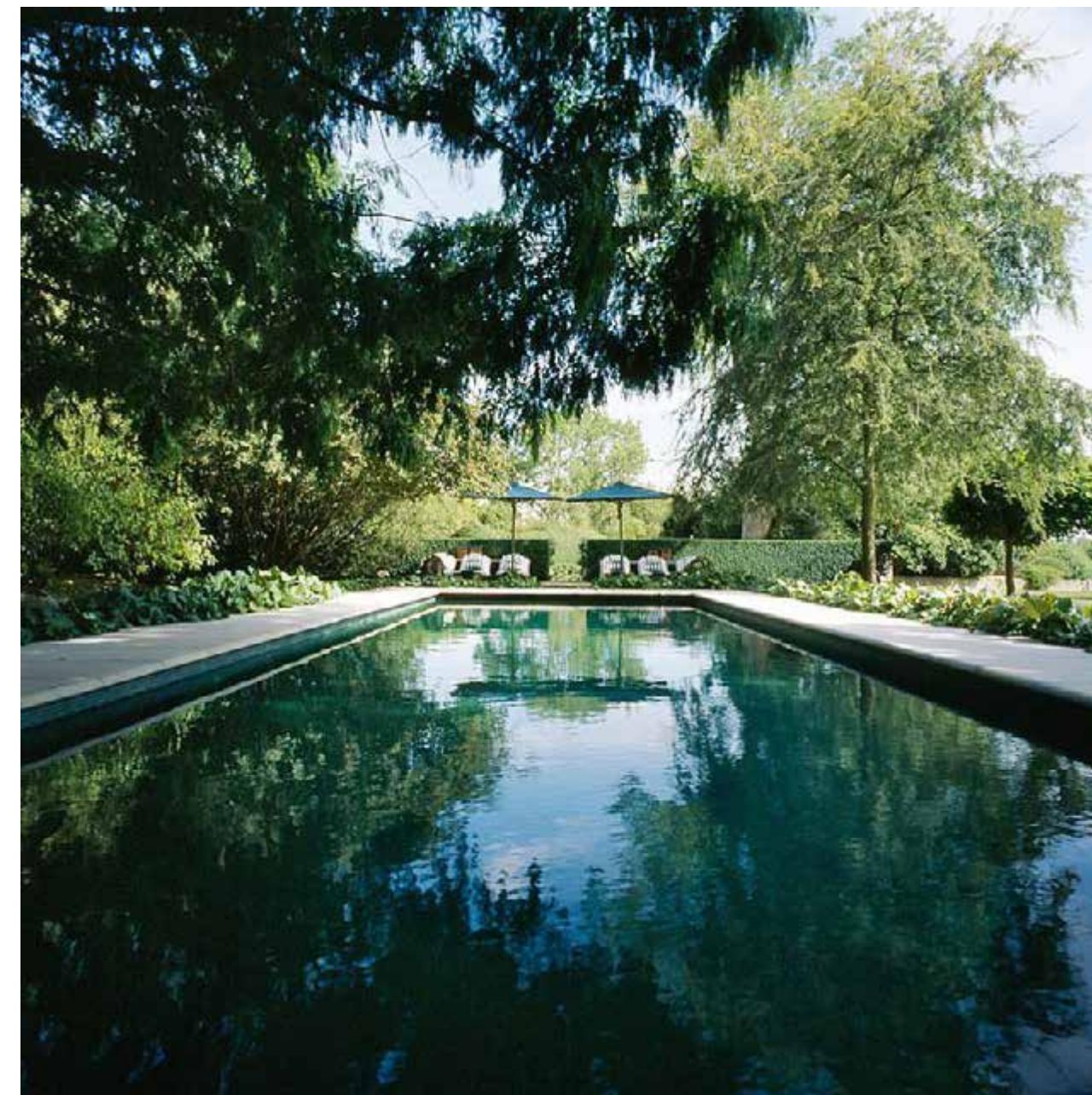
Rear Garden - Sketch viewpoint



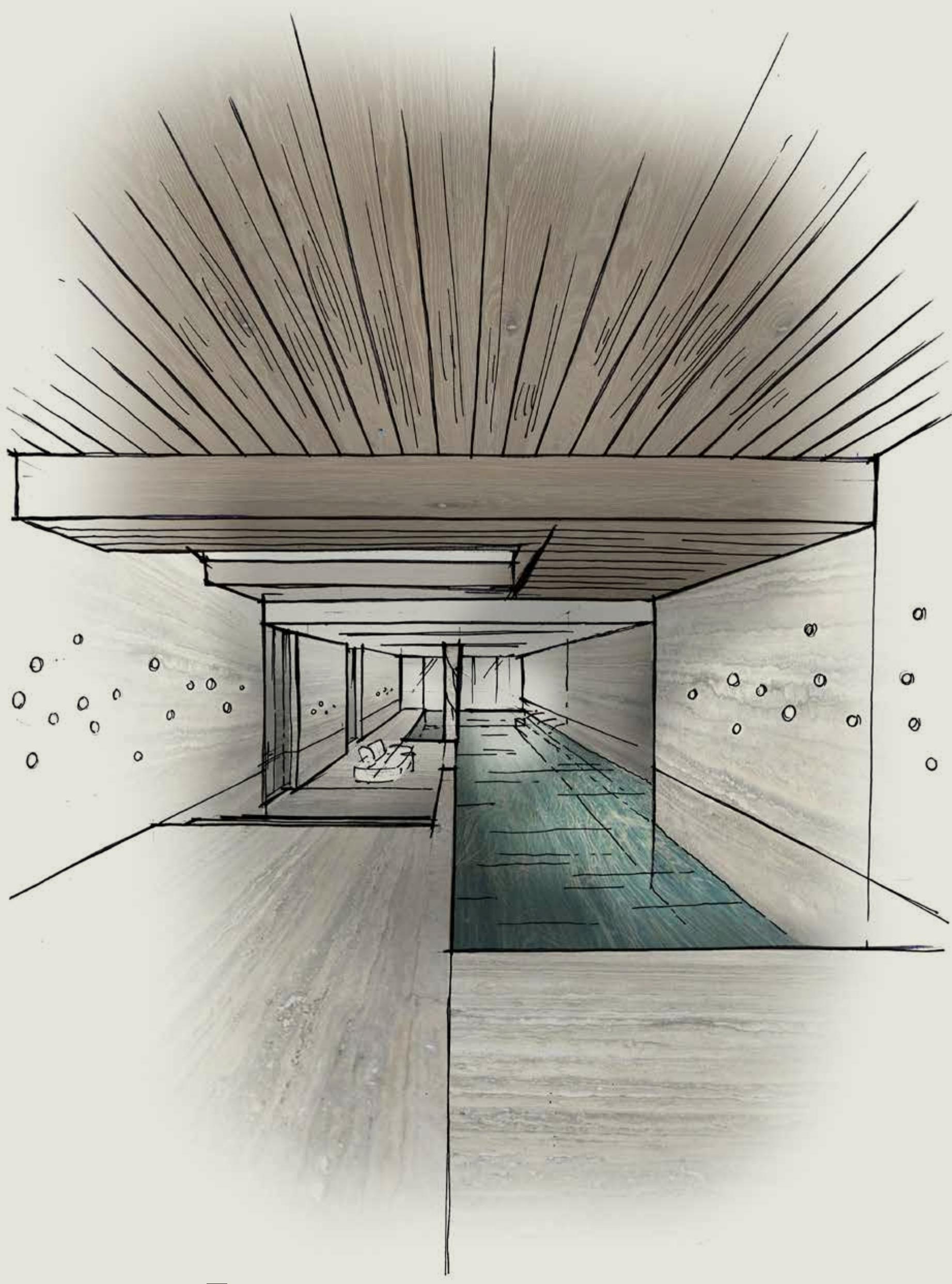
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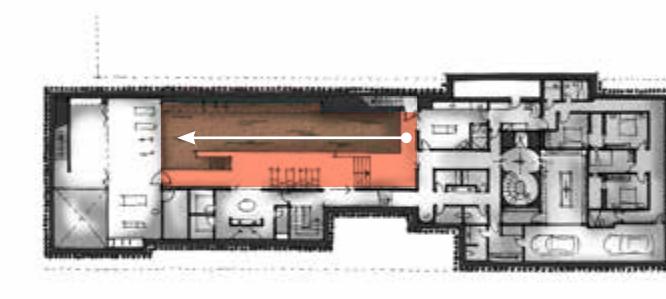
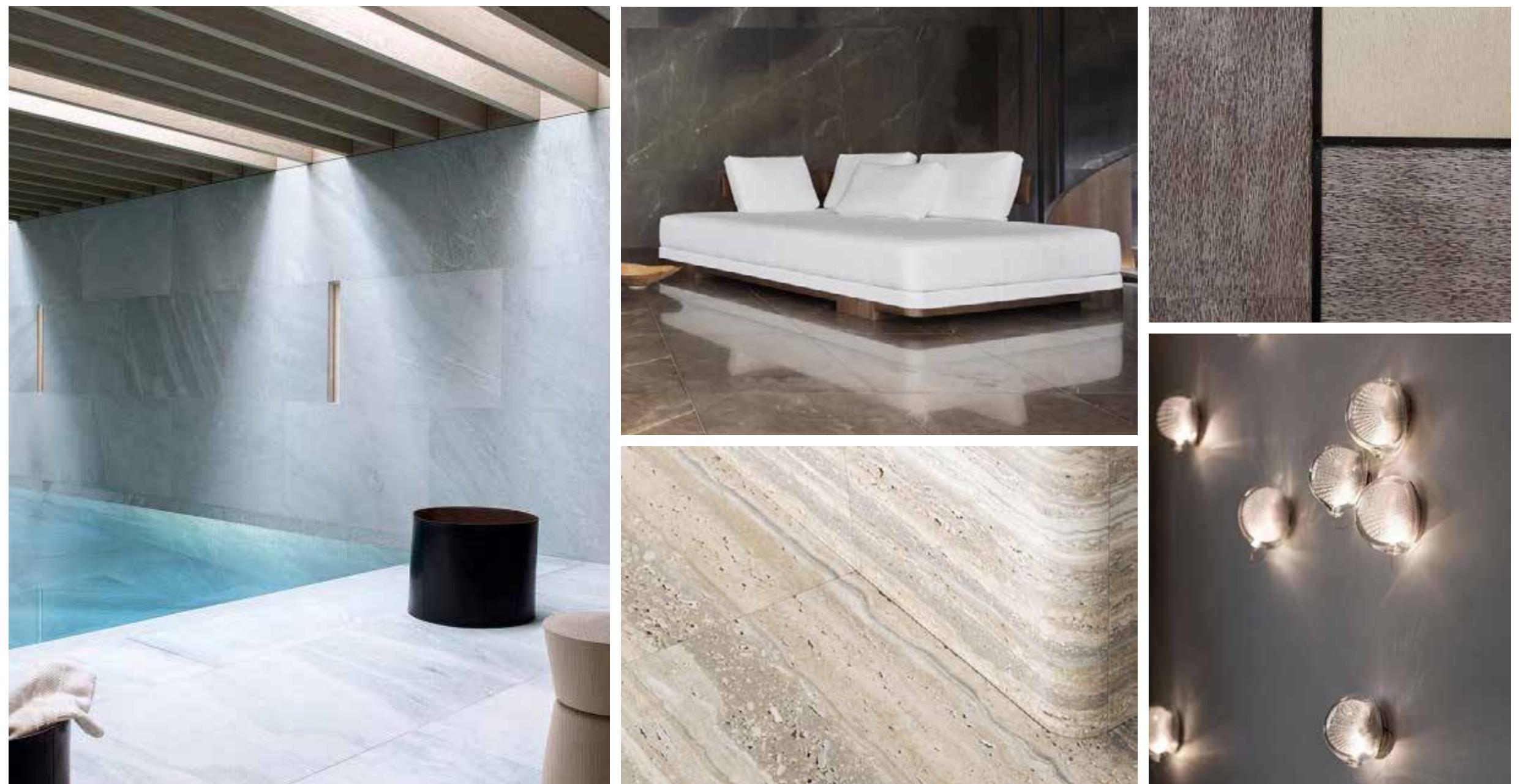
## Outdoor Pool | Proposal



Outdoor Pool - Sketch viewpoint



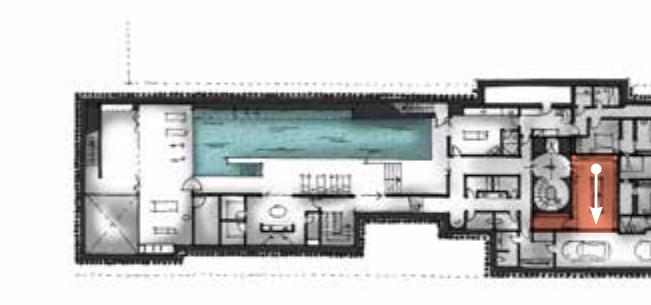
## Pool & Well Being | Proposal



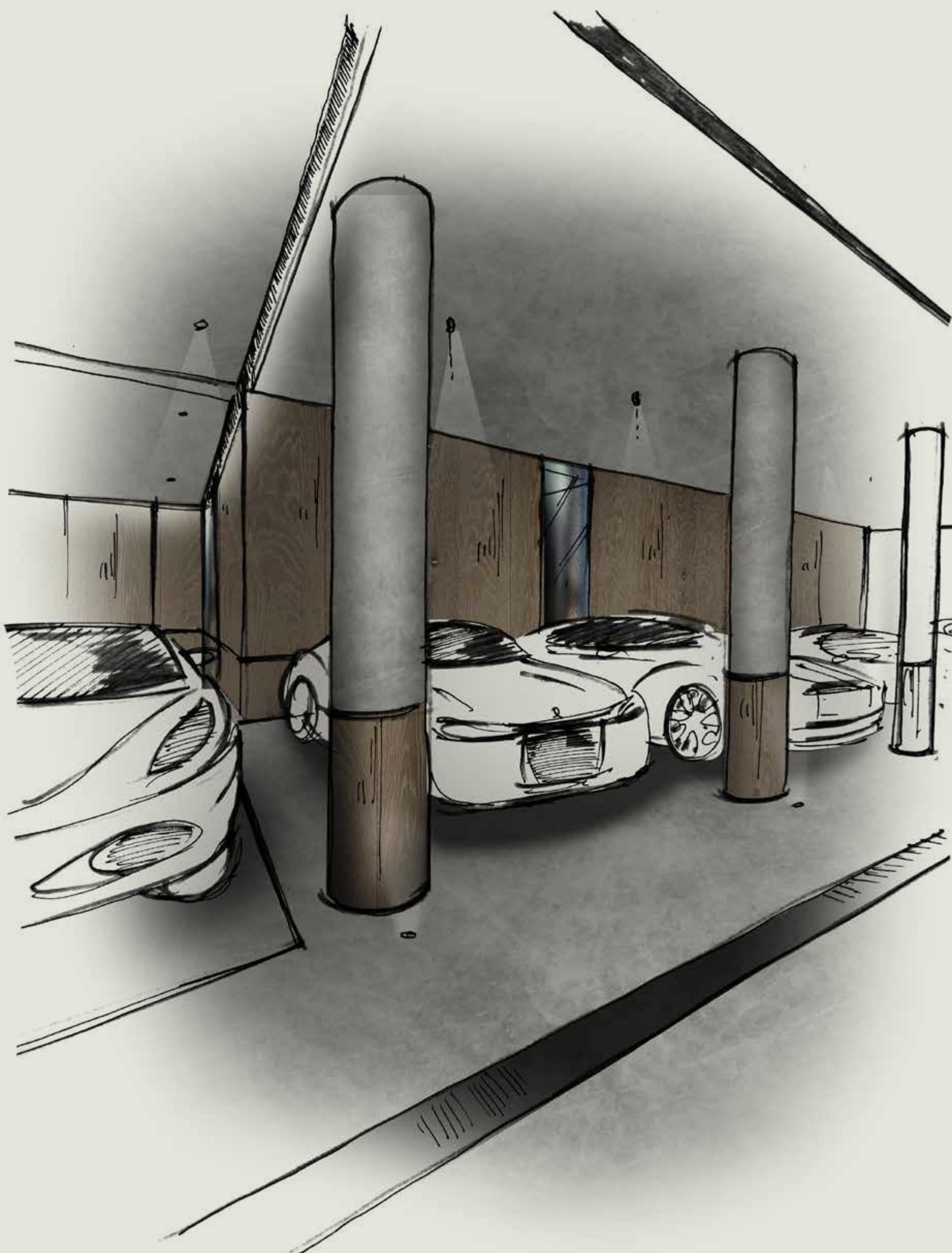
Pool - Sketch viewpoint



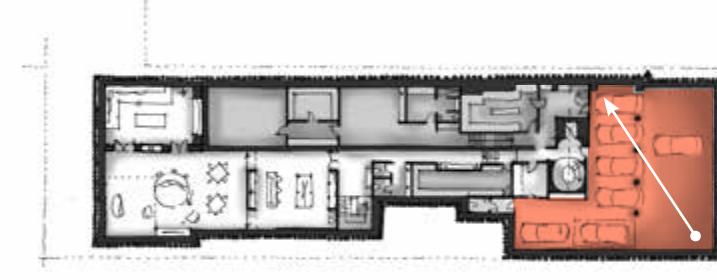
Wine Room | Proposal



Wine Cellar - Sketch viewpoint



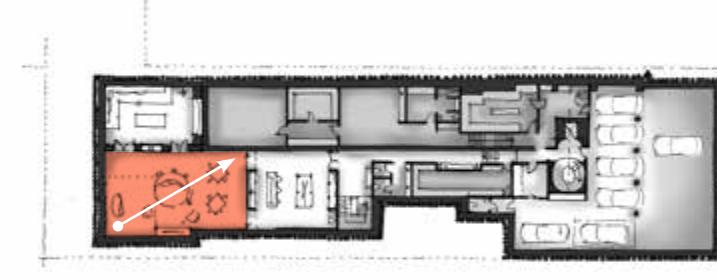
## Car Collection Garage | Proposal



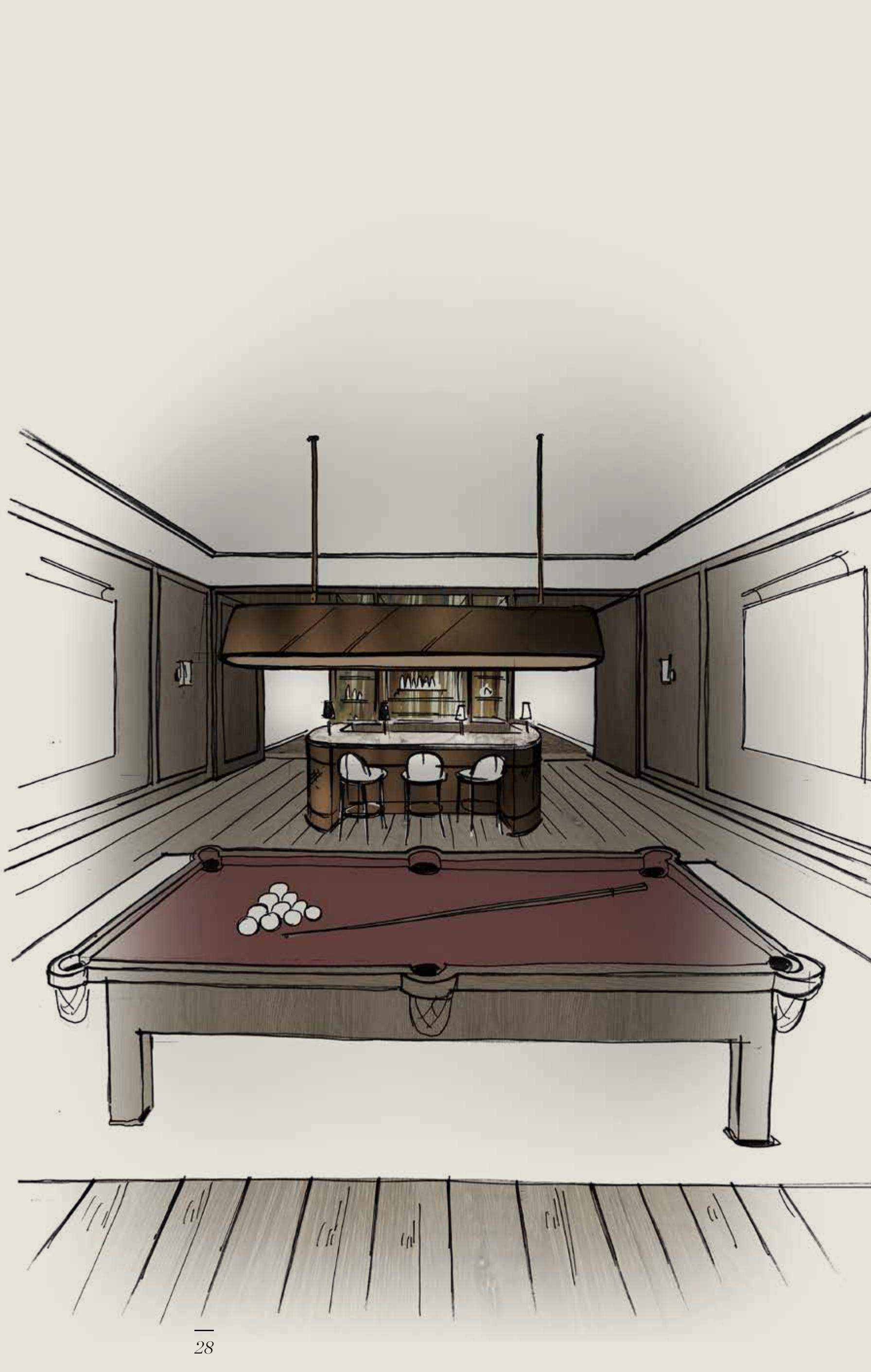
Garage - Sketch viewpoint



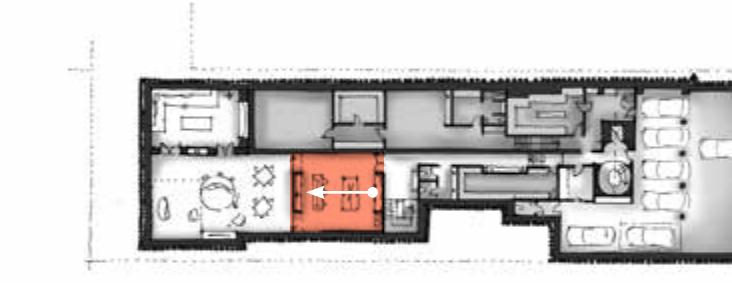
## Children Entertainment | Proposal



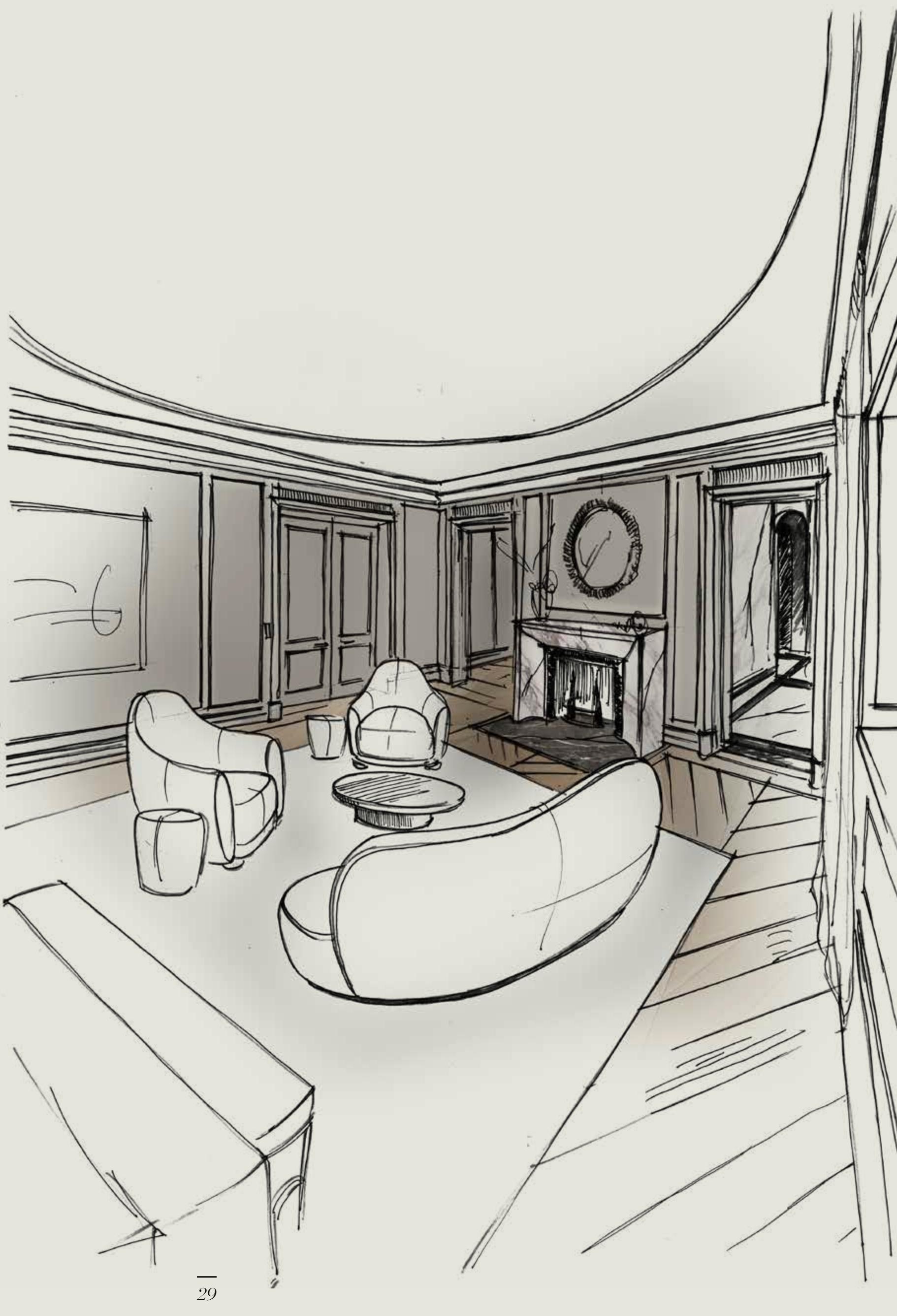
Playroom - Sketch viewpoint



Games Room & Bar | Proposal

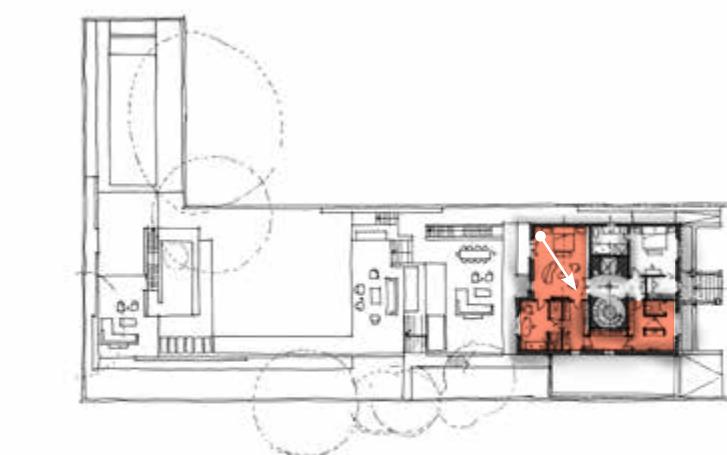
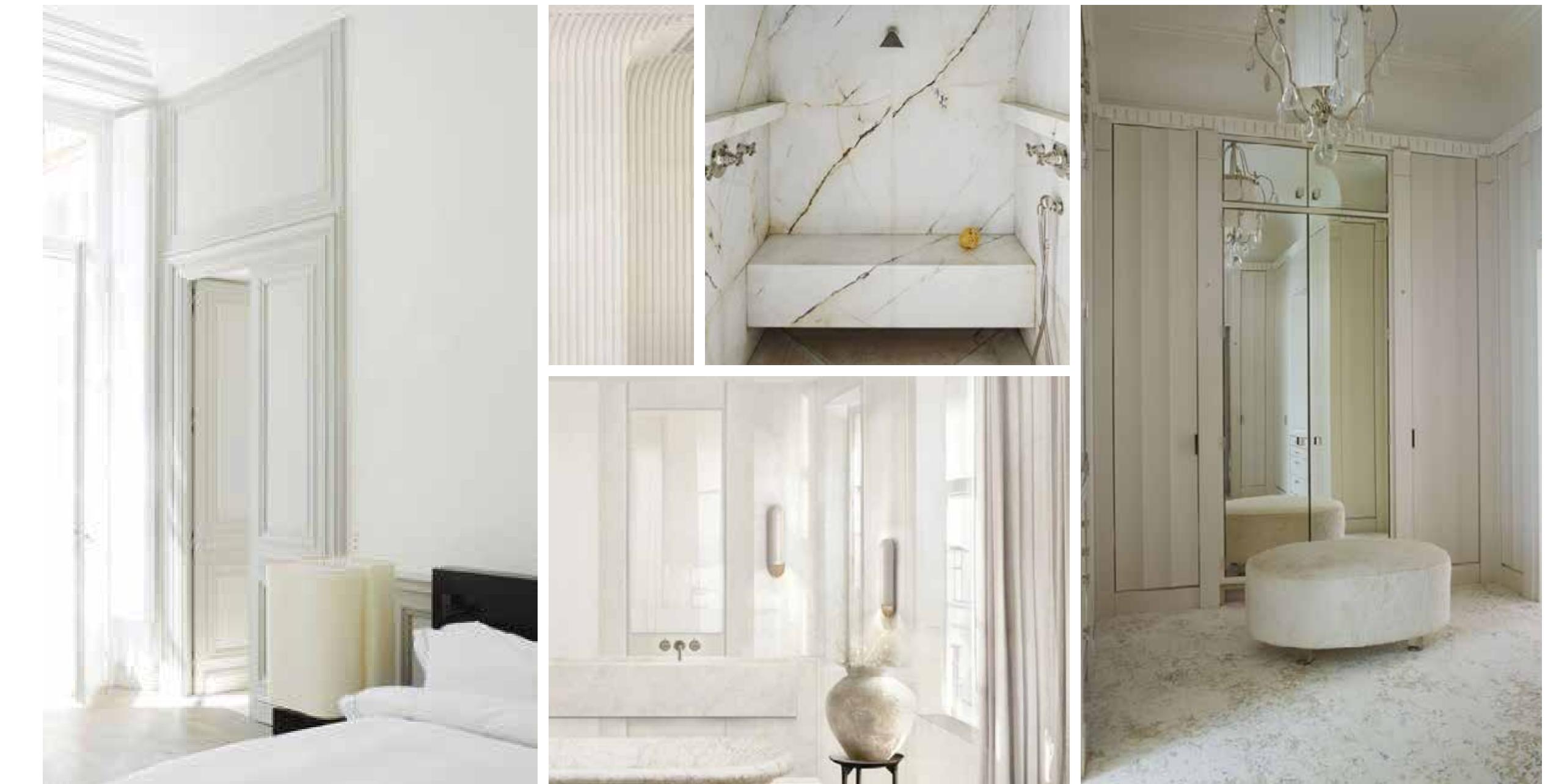


Games Room - Sketch viewpoint



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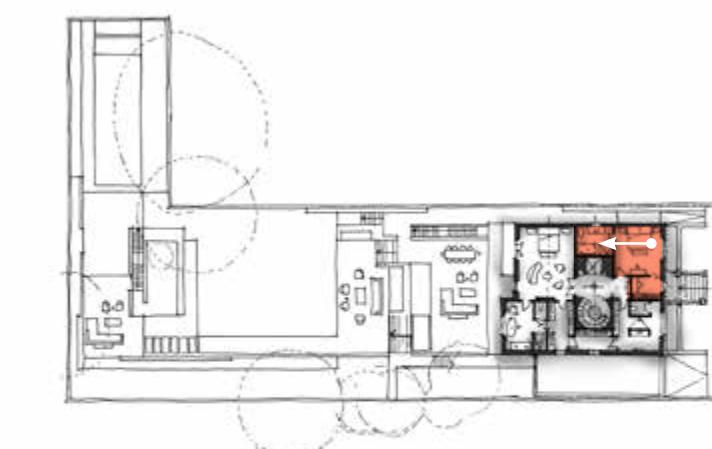
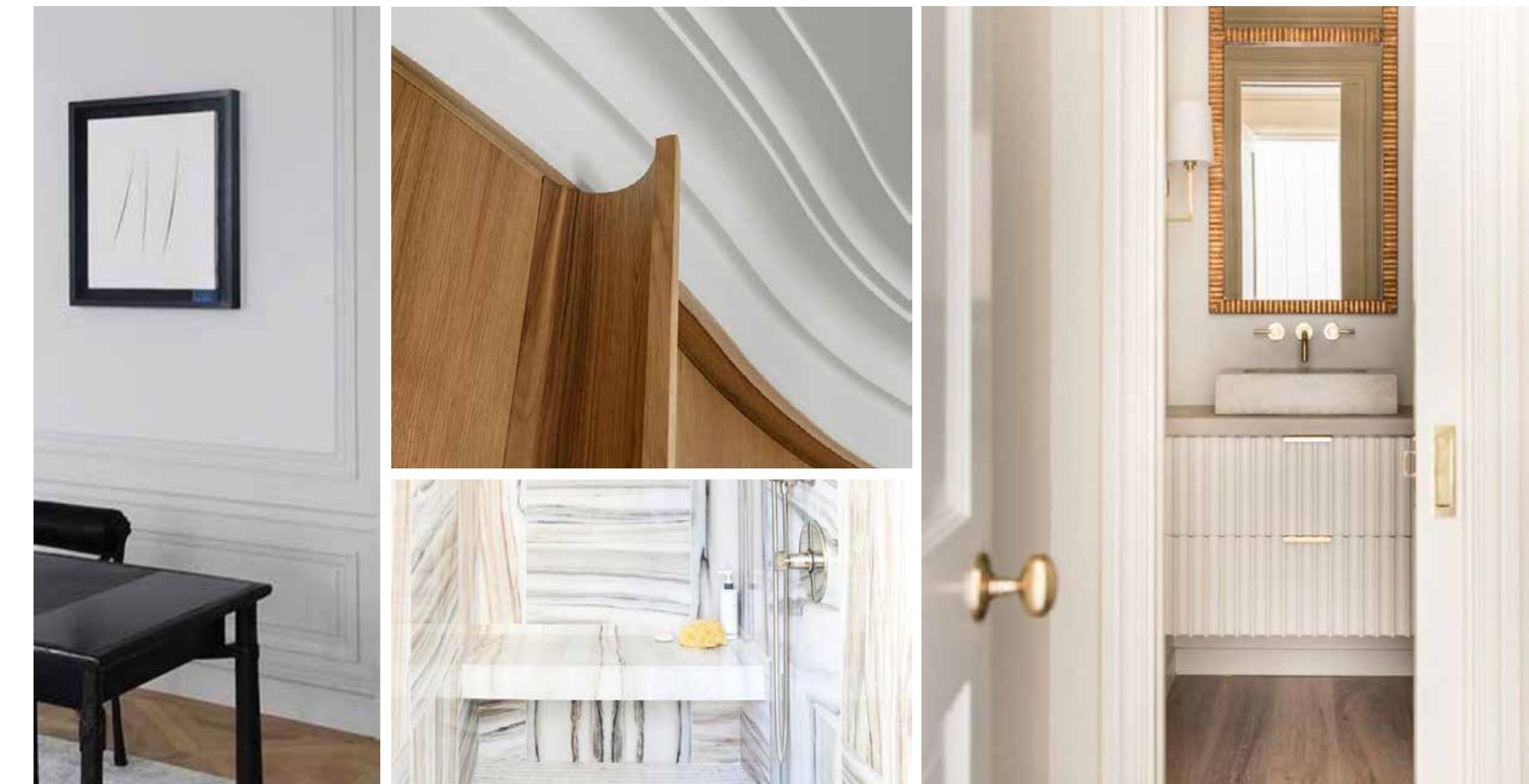
## Master Suite | Proposal



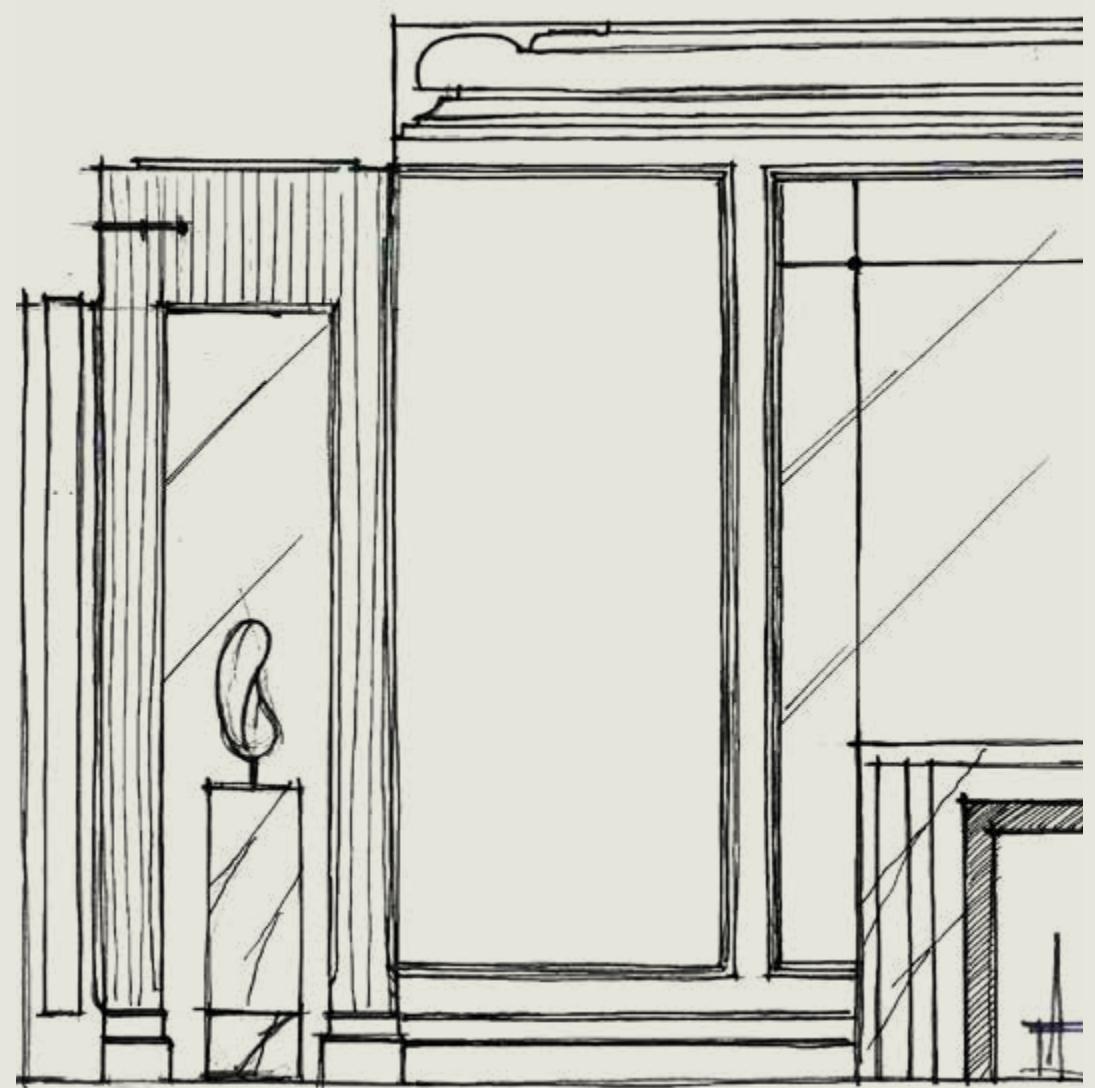
Master Bedroom - Sketch viewpoint



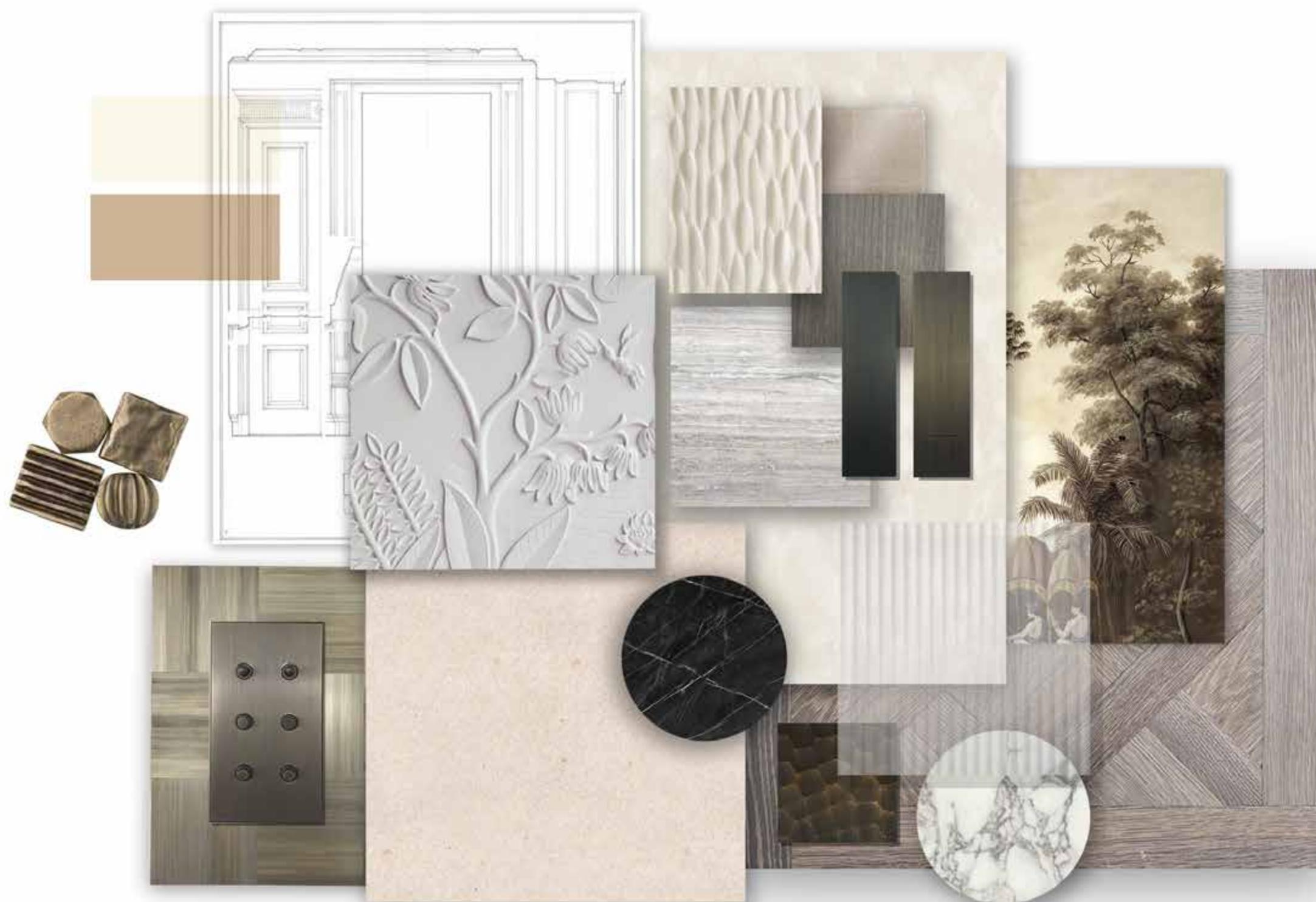
## Guest Rooms | Proposal

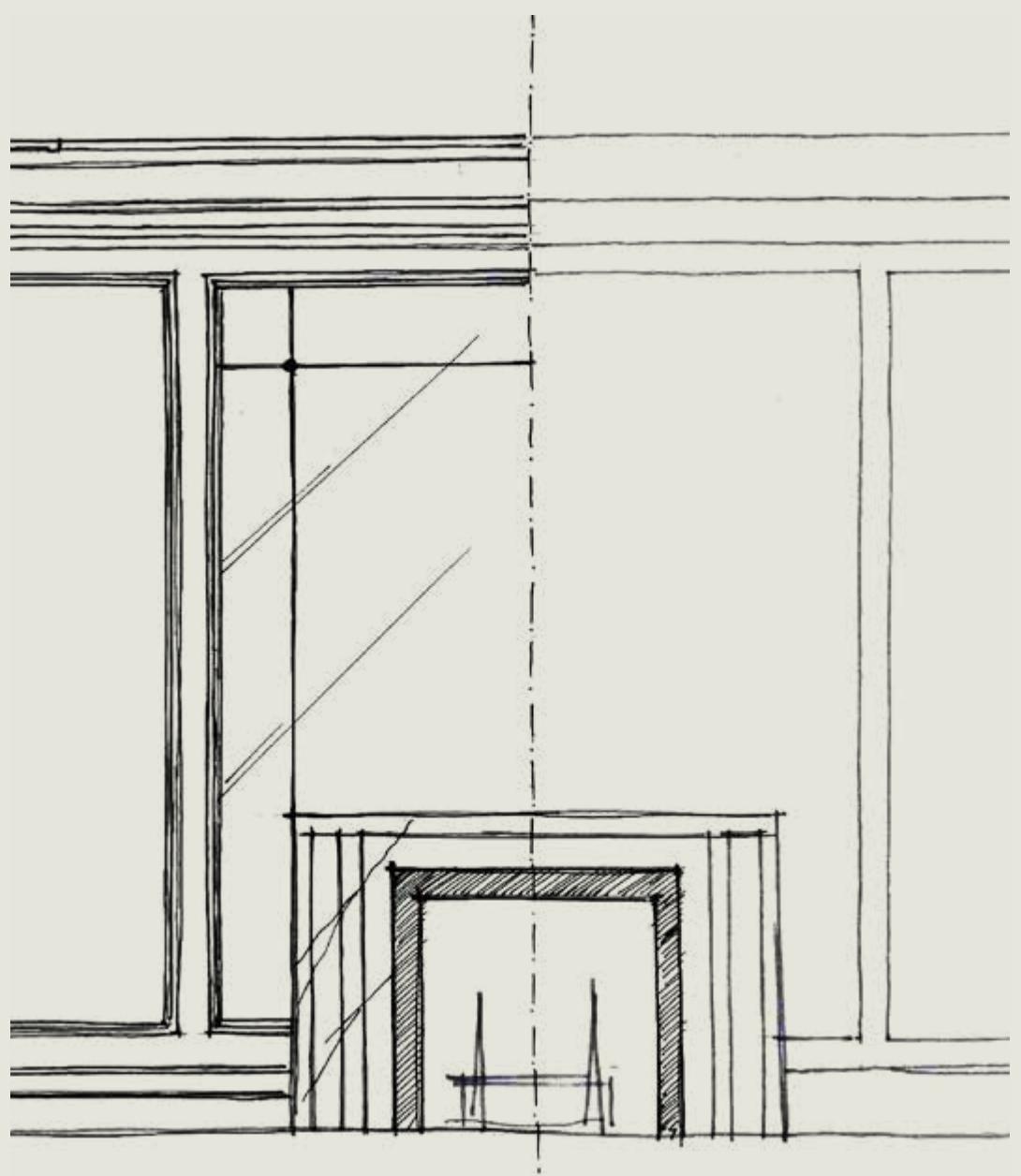


Guestroom - Sketch viewpoint



## Material Board | Proposal I





Material Board | Proposal II

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## Property Details

The existing property is a 6609 SqFt unmodernized double fronted house within a total plot size of 15403.156 SqFt (0.143 hectare).

## Proposed Internal Areas

	<b>Gross Internal Area SqM</b>	<b>Gross Internal Area SqFt</b>
Ground Floor	194.6	2,095
Lower Ground Floor	240	2,585
Basement	698	7,515
Sub Basement	798.5	8,595
First Floor	167.2	1,800
Second Floor	149.6	1,610
<b>Sub Total</b>	<b>2,248.25</b>	<b>24,200</b>
Garden Pavilion	74.3	800
<b>Total</b>	<b>2,322.2</b>	<b>25,000</b>

## External Areas

	<b>Gross External Area SqM</b>	<b>Gross External Area SqFt</b>
<b>Overall Plot Size</b>	<b>1,345.5</b>	<b>14,482.8</b>
Front Garden	172	1,851.39
Rear Garden	790	8,503.49



#### Tenure

Freehold

#### Listed Building

N/A

#### Planning Permission Details

RBKC Planning Portal:

<https://www.rbkc.gov.uk/planning-and-building-control/planning-and-building-control>

Case Reference:

PP/20/07028

#### Selling Agents



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