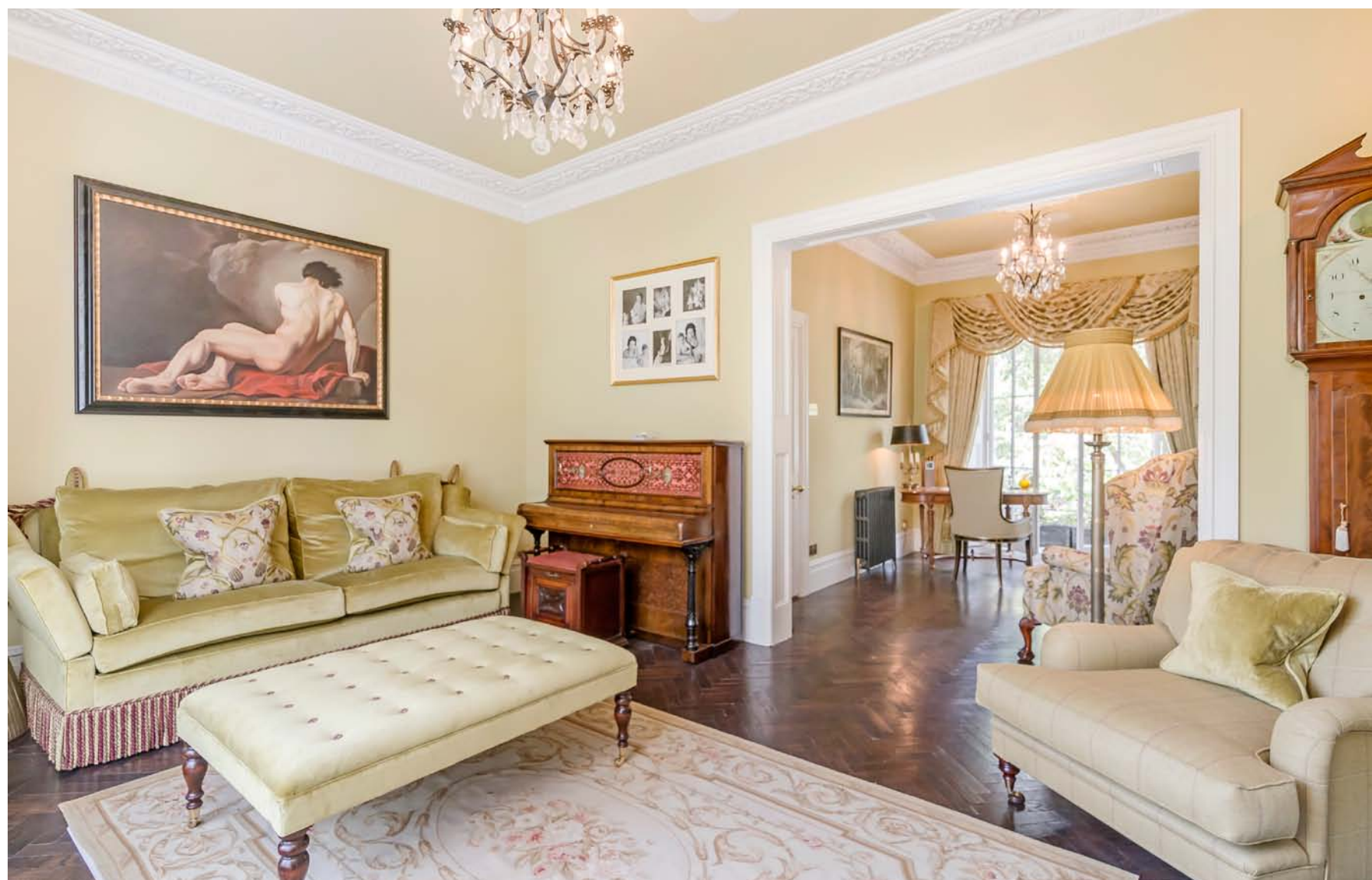


ELGIN CRESCENT
NOTTING HILL



A wonderful four bedroom house with direct access to private gardens on the exclusive Elgin Crescent. The house has been refurbished to a high standard and would make an exceptional central London family home.

This elegant freehold house is presented in beautiful condition throughout having undergone a complete refurbishment within the last few years. The property has a spectacular kitchen/breakfast room opening onto a private garden on the lower ground floor. The Chalon kitchen is complemented by a heated flagstone flooring and wood burner. There is separate access from street level to tanked vaults and a guest WC. The double French doors lead out onto the garden which in turn leads to the well maintained communal gardens which are accessible only by local residents.

The raised ground floor has an impressive double reception/drawing room with doors leading onto a south-east facing roof terrace. There is a beautiful solid wood parquet flooring with two working marble fireplaces (one living-flame gas and one as a real fire), period cornice and ceiling roses. The original window frames are complemented by period wooden shutters. The staircase leading to the upper floors has barley twist balustrade and a solid Oak handrail.

The first floor is dedicated entirely to the master bedroom suite with stylish bathroom including Lefroy Brooks sanitary ware and Carrara marble. The views from the bedroom are across the communal gardens. There is ample built-in storage including a hidden away section for a flat screen TV.



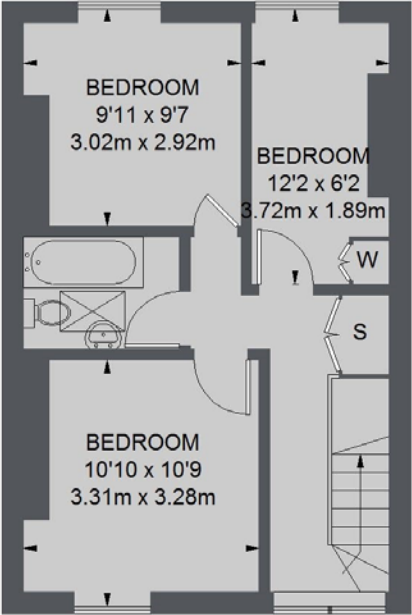
The second floor has three further bedrooms and a family bathroom with access hatches to two lofts. The mosaic floors in all bathrooms are also heated underfloor throughout. The house has a Crestron music system hard-wired into the Kitchen/ breakfast room, the double reception/drawing room and the master bedroom suite and an alarm system across the entire house.

Elgin Crescent is a sought after prime Notting Hill road which provides excellent access to the amenities of Notting Hill Gate and easy access to the A40. Ladbroke Grove and Holland Park Stations are both within close proximity.

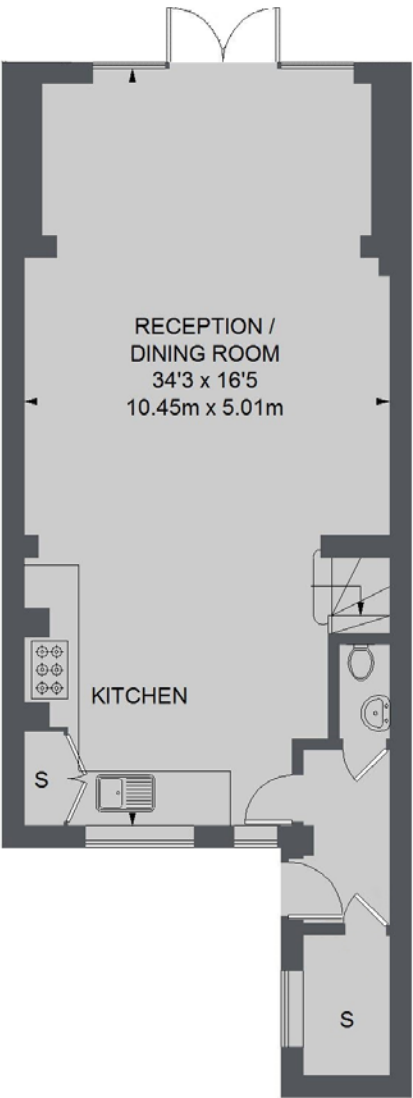




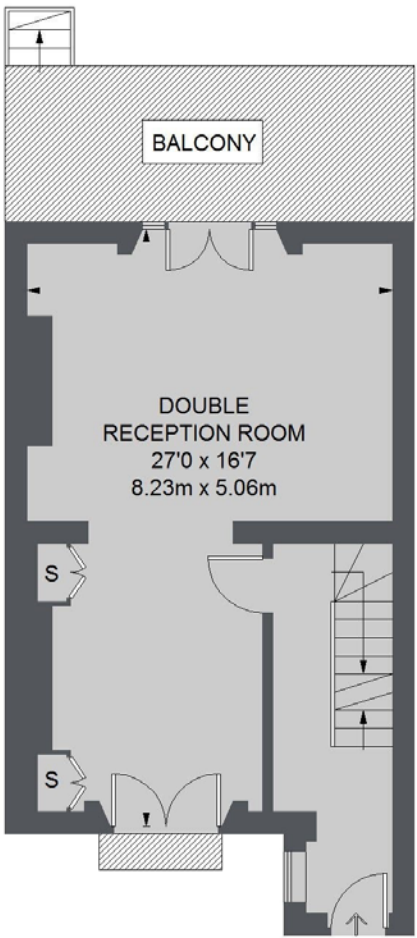
Elgin Crescent, Notting Hill
London, W11



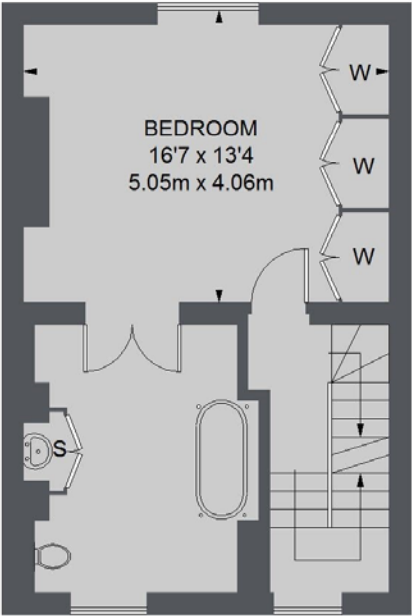
SECOND FLOOR



LOWER GROUND FLOOR



RAISED GROUND FLOOR



FIRST FLOOR

Dexters Notting Hill
121 Notting Hill Gate,
London, W11 3LB
Sales
020 7243 4500

TOTAL APPROX. FLOOR AREA 1,921 SQ.FT (178.43 SQ.M)
Energy Rating: E. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



Freehold
Price on application

Dexters

Notting Hill
020 7243 4500

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