

ELGIN CRESCENT

NOTTING HILL W11



The Best of Notting Hill
and Chelsea
ROSMEAD
ROAD, W11



ELGIN CRESCENT

NOTTING HILL W11

AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A NEWLY REBUILT, LUXURY SPECIFICATION HOUSE ON ONE OF NOTTING HILL'S MOST HIGHLY SOUGHT AFTER GARDEN SQUARE ADDRESSES.



This house has been meticulously renovated and offers the perfect balance of reception/living space and bedroom accommodation. Arranged over six floors, this is an outstanding turn-key family home in a wonderfully idyllic location - a true gem. There is an abundance of natural light throughout, excellent entertaining space and a landscaped private garden from which there is direct access into the enchanting and highly prized Rosmead Garden, made famous by the film 'Notting Hill'. On the ground floor is a well-proportioned double reception room with a beautiful bay window to the rear offering fantastic views over the private and communal gardens.

The lower ground floor level has a well-appointed open plan kitchen and family/dining room which opens out onto the garden. On this level, there is also an additional front entrance (ideal for staff), a utility room and a study area. The basement level below has been cleverly designed to offer further amenities including a wine cellar and a cinema room. The cinema room, which also boasts an en suite shower room, provides real flexibility as it could be turned into an additional bedroom, playroom or a gym.





LOCATION

Elgin Crescent is a very desirable road in the heart of Notting Hill, just off Portobello Road. The property is situated close to Westbourne Grove with its wealth of fashion boutiques, world class restaurants and luxury retailers. Some of the best preparatory schools in London are also within easy walking distance - Wetherby, Pembridge Hall, Chepstow House, Southbank International School and Notting Hill Prep to name a few. Notting Hill Gate underground station is close by, offering links to the West End, the City and Canary Wharf on the Central, District and Circle lines.

ACCOMMODATION

Master bedroom with his and hers walk in wardrobe and en suite bathroom | Three bedrooms with en suite shower rooms | One further bedroom | Bathroom | Double reception room | Open plan kitchen/reception room | Cinema room with en suite shower room | Wine cellar | Office | Utility room | Plant room | Guest cloakroom | Garden
Access to communal garden



The master bedroom suite is arranged over the whole of the first floor with ample storage/wardrobe space and his and hers walk in dressing area leading to the bathroom. The window in the bedroom offers the most stunning outlook with views over the delightful gardens. There are four more good size double bedrooms, all but one featuring en suite shower rooms, spread over the second and third floors.

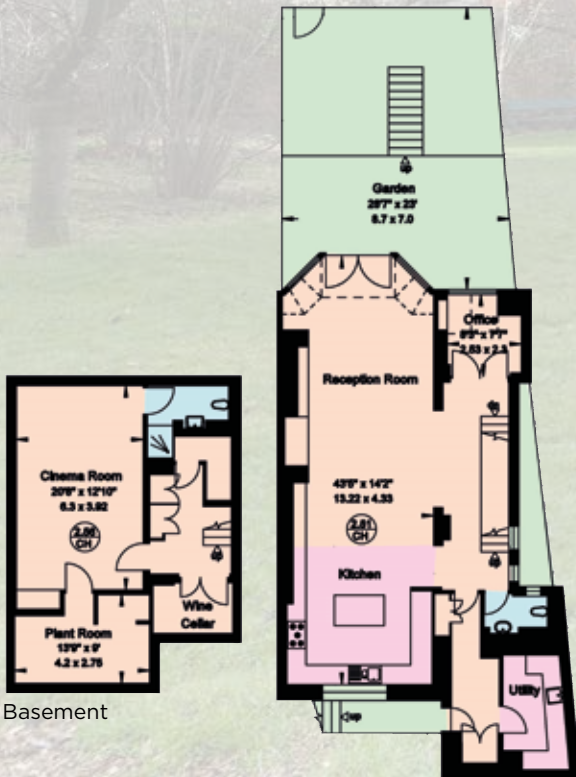
TERMS

Tenure: Freehold | Local Authority: Royal Borough of Kensington & Chelsea | Price on Application

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		77	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

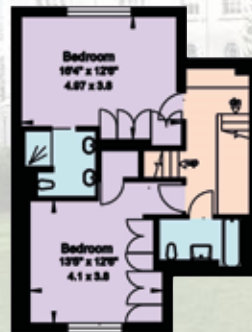


GROSS INTERNAL AREA
381 SQ M - 4,102 SQ FT
(INCLUDING RESTRICTED HEIGHTS)
GROSS INTERNAL AREA
378 SQ M - 4,068 SQ FT
(EXCLUDING RESTRICTED HEIGHTS)

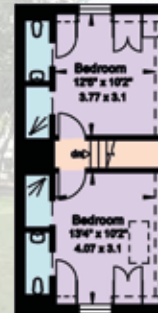


Basement

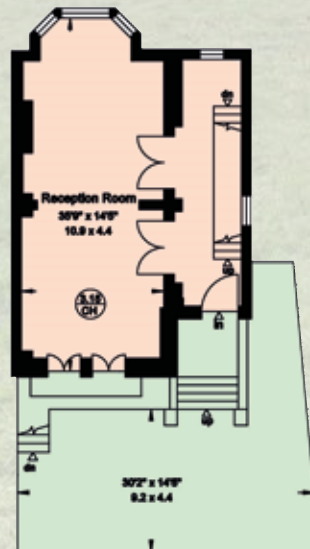
Lower Ground Floor



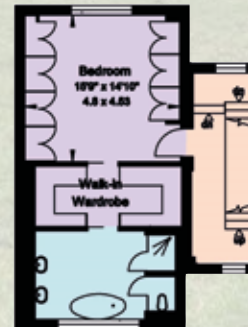
Second Floor



Third Floor



Ground Floor



First Floor



Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP or Rokstone in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP, Rokstone nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken; Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated February 2017. Photographs dated February 2017.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Brochure by **capital group** 020 8671 5448

Credit Daniella Cesarei photography.



ROKSTONE
WWW.ROKSTONE.COM
020 7580 2030

Knight Frank
Notting Hill
020 7229 0229
KnightFrank.co.uk

115 ELGIN CRESCENT, W11 2JF – SPECIFICATION

Project Overview

115 Elgin Crescent has undergone a truly remarkable transformation. The property was in a state of disrepair and had been partially stripped out. Our reconstruction started with the removal of all old plaster and decaying timbers imbedded in the walls. A fully habitable (Grade 3) and guaranteed waterproof basement was created and new foundations to the house constructed. A reinforced concrete floor was cast over the basement.

The insertion of a structural steel frame of columns and beams allowed the existing internal loadbearing walls to be taken out to create the open plan living areas. All the old timber floors were removed and replaced with new larger joists supported on structural steel beams. A modern steel staircase was built connecting the basement with the 2nd floor. A traditional timber stair rises to the 3rd floor.

The existing timber pitched roofs were removed and replaced using modern construction techniques, eternite slate coverings, lead gutters and thermal insulation. The flat roofs were similarly replaced and recovered using modern materials. The retained external walls were repaired, re-rendered where necessary and redecorated. Internally these walls had new steel or concrete lintels inserted over windows and doors. New windows and doors have been provided throughout.

Interior Design

- | Interior design by Staffan Tollgard Design Group
- | Bespoke joinery throughout with fabric, timber and stone detailing
- | Grey Delicato natural stone floors to wine cellar, lower ground reception, study and entrance halls
- | Natural stone fireplaces to lower ground and ground floor reception rooms
- | Feature pendant lighting to kitchen and reception rooms
- | Classic Chelsea cornices throughout
- | His and hers walk in wardrobes to master bedroom
- | Cheville timber flooring laid in a herringbone pattern to living spaces, master bedroom and landings
- | 100% pure new wool carpets to bedrooms
- | Bespoke timber wardrobes to bedrooms
- | Bespoke glass balustrades to staircases
- | Window treatments by Zimmer & Rohde, ADCO and Lutron via Gibson Integration including a mixture of manually and electrically controlled sheer roman blinds, decorative screens to staircase widows, and blackout and Velux blackout roman blinds to bedrooms

Kitchens

- | Kitchens by Pedini
- | Grey Delicato natural stone floors throughout
- | Gaggenau appliances in main kitchen including steam oven and wine cooler
- | Silestone Quartz worktop and splashbacks
- | Zip hot tap in main kitchen
- | Siemens freezer (utility room)
- | Samsung washing machine and tumble dryer (utility room)

Bathrooms

- | Natural stone floors throughout, natural stone skirting to master en-suite
- | Agape spoon bath tub to master en-suite
- | Agape pear WC
- | Fantini and Agape sanitaryware throughout

Heating + Cooling

The property is equipped with comfort cooling throughout. All floors are equipped with underfloor heating and, for added control, all bathrooms have electric underfloor heating controlled by the keypad located in each room. The lower and upper ground floors have been furnished with gas fireplaces. To maximise sustainability the home is cooled using an air source heat pump. The underfloor heating (other than in bathrooms) and hot water system is powered by a gas boiler.

All of this is controlled centrally via the plant room and keypads installed in all habitable rooms.

Lighting

Lutron via Crestron lighting control throughout the property, providing balance and scene setting to environmentally friendly LED downlights and wall lights. Lighting scenes set against each button on the lighting control pads of which there is a minimum of one keypad in per room. The Lutron keypad also controls the automatic blinds for which the wiring has been supplied throughout.

Lighting also provided to cupboards, walk-in wardrobes, under kitchen cabinets and breakfast bar. Integrated floor lighting to receptions, entrance halls and staircases.

Security

The property has been fitted with a Grade 2 alarm system and a video door entry system consisting of 3 external call points. The external points will call one of the dedicated internal wall stations as well as the Crestron in wall touch panels to enable access. The property has also been fitted with a Lilin high definition CCTV system consisting of 5 external dome CCTV cameras. The CCTV is connected to a hard drive recording unit with playback available and live feed viewable on the TV's and Crestron screens installed in the house.

Additional security measures include provision of a concealed digital safe and electric shutters to the lower ground floor on side and front windows.

The property comes equipped with a sprinkler system and a fire curtain to the lower ground floor.

Audio, Visual & Data

- | The Property is equipped with a Crestron CP3 3 Series Control Processor. This enables control of underfloor heating, AV, heating and cooling as well as front door access and viewing of High Definition CCTV. Control options include wall mounted touch panels supplied throughout the property, portable wireless Crestron remote control or iPad/smartphone which can be equipped with the Crestron app (to be purchased by client)
- | The media room is fitted with Samsung 65" 4K LED TV, with surround sound Denon AV amplifier. The reception room comes fitted with a Samsung 55" 4K LED TV, and the Master bedroom has an integrated Samsung 43" 4K LED TV
- | The property is fitted with Sonance flush mounted ceiling speakers in all main reception rooms, bedrooms and master bathroom, with all other bathrooms and en-suites prewired for future installation
- | Sky and Apple TV are available throughout the property (subject to subscription) and pre-loaded onto the Crestron touch panels
- | CAT 6 Cabling supplied generously throughout the property

External Landscaping

- | Perryfield Whitbed Portland Stone to front garden including steps to front door
- | Pressure treated slatted timber with stain finish on the trellis to the Rosmead Road lightwell and rear garden
- | Contemporary paving to rear garden, granite to the lower level and black basalt to the higher level with garden furniture
- | Staircase leading to rear of garden
- | Wet tumbled pebbles in sand cement mortar feature to the rear garden
- | Stepped planters formed in oak sleepers containing Buxus Sempervirens (Box Hedge) and Lavandula Stoechas (French Lavender)
- | Potted plants of Cornus Sanguinea (Dogwood) and Taxus Baccata (English Yew)
- | Hanging plants of Jasmine
- | Contemporary lighting to outside spaces

Warranty

The property is covered by a 10-year warranty issued by Premier Guarantee.

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP or Rokstone in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP, Rokstone nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated March 2017.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

