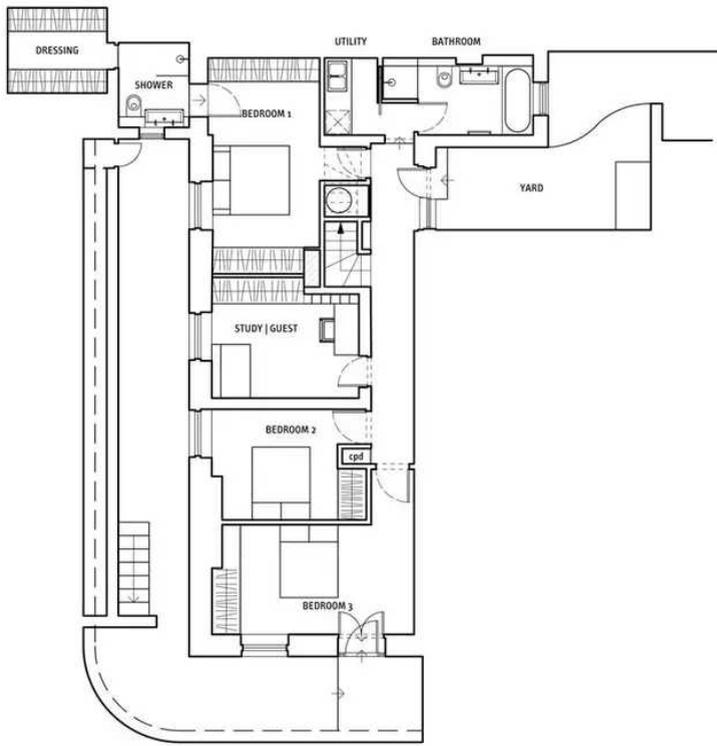




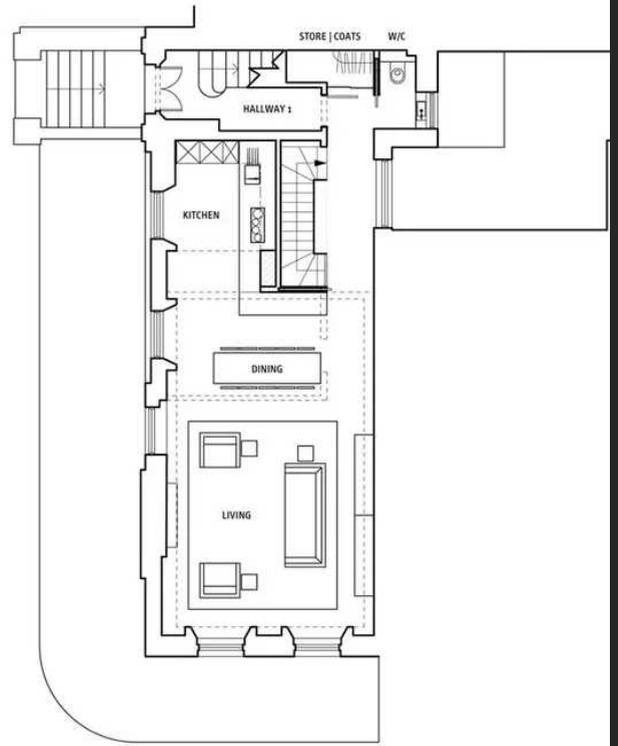
Elgin Crescent, London. W11 2JU







EXISTING LOWER GROUND FLOOR PLAN



1 PROPOSED GROUND FLOOR PLAN  
1:100

With a certificate of lawful development granted in 2011, these 2 flats on the communal gardens can be combined (subject to Freeholder consent) to create a stunning 4 bed home in the centre of Notting Hill, W11. Currently laid out as 2 self contained flats with direct access to the communal gardens between Elgin Crescent and Arundel Gardens, the flats would combine to create an 1800 sq ft 4 bed home.

Elgin Crescent is ideally located in the heart of Notting Hill with easy access to the shops and transport facilities on Westbourne Grove and Portobello Road.

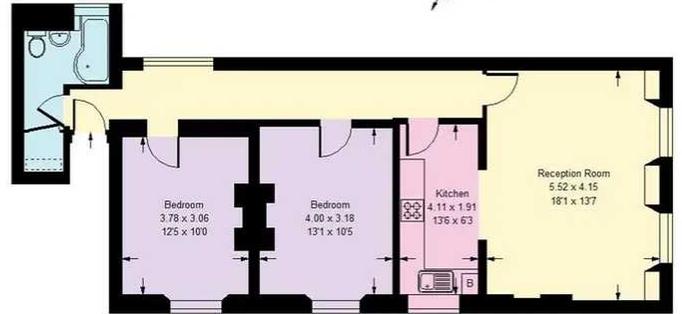
Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

## Elgin Crescent, W11

Approx. Gross Internal Area  
 Raised Ground Floor = 77.9 sq m / 838 sq ft  
 Lower Ground Floor = 91.5 sq m / 985 sq ft  
 Vault = 5.6 sq m / 60 sq ft  
 Total = 175 sq m / 1883 sq ft



= Reduced headroom below 1.5 m / 5'0"

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
 Plan is for illustration purposes only, not to be used for valuations.

