



ELGIN CRESCENT

LONDON W11



An opportunity to acquire a stunning three-bedroom family home located on the highly desirable, Elgin Crescent

The house provides well-balanced accommodation over four floors with the lower ground floor offering an open-plan fully-equipped kitchen, with a large living and dining area and a dedicated laundry room.

Out through double doors you are led up the stone stairs into your own private 48ft garden which leads directly into the beautiful Montpelier communal garden. The raised ground floor is dedicated to a lovely double reception room with French windows leading out onto a beautiful sun-drenched terrace with wonderful views over Montpelier communal gardens.

The principal suite is located on the first floor and benefits from an abundance of natural light, ample storage and an en suite bathroom and shower. There are also two further generously sized double bedrooms on the second floor.

The house offers huge potential and the chance for somebody to put their mark on one of the few remaining gems in the area.









Location

Elgin Crescent is a very fashionable road right in the heart of Notting Hill and just off Portobello Road. Close to the well-renowned Westbourne Grove with a wealth of fashion boutiques, world-class restaurants and luxury retailers. Some of the best preparatory schools in London are also closeby – Wetherby, Pembridge Hall, Chepstow House, Southbank International School, Notting Hill Prep to name a few.





Approximate Gross Internal Area

2114 sq ft

196.42 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Guide Price

£5,500,000

Tenure

Freehold

Local Authority

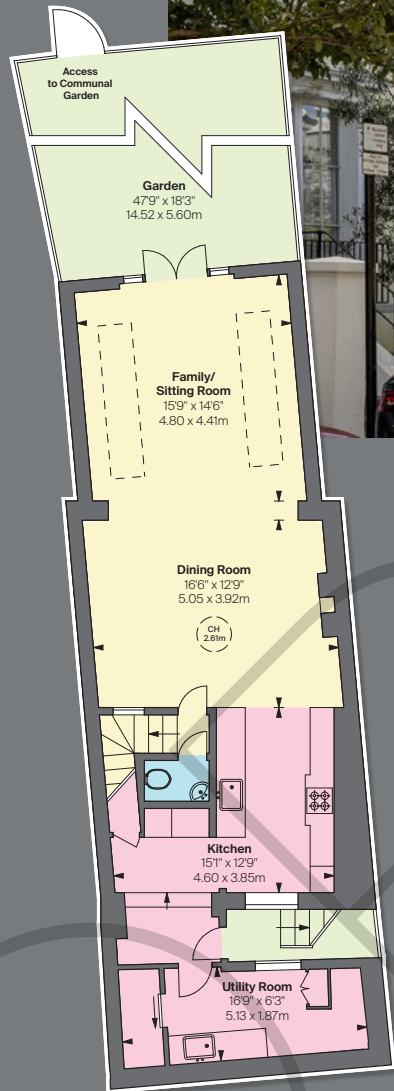
The Royal Borough of Kensington & Chelsea

Council Tax

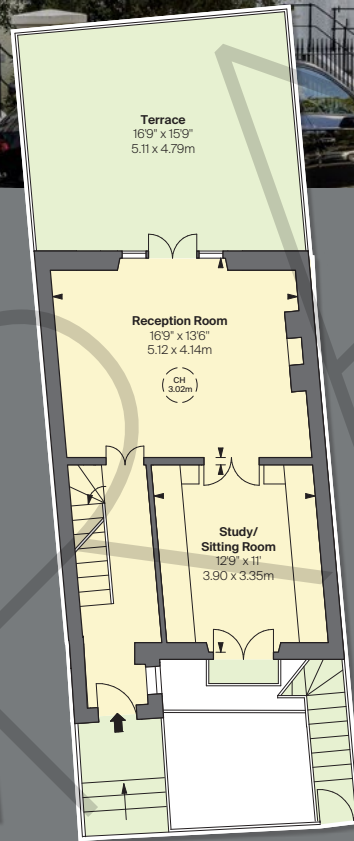
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EPC

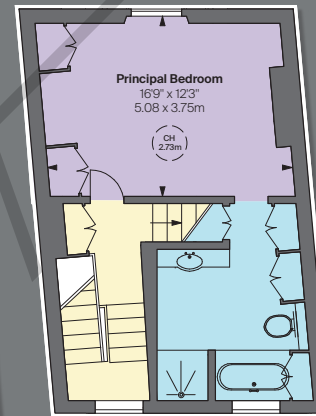
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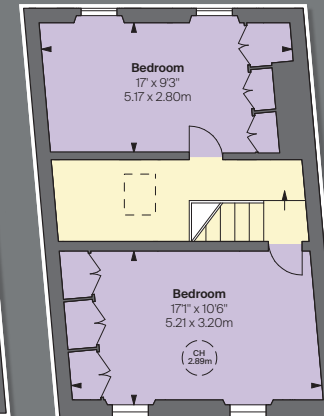
LOWER GROUND FLOOR



RAISED GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

CH: Ceiling height

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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Your partners in property



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs dated September 2024.

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