






ELGIN CRESCENT

Notting Hill, W11



A FANTASTIC LATERAL FLAT IN THE HEART OF NOTTING HILL

An exceptional three bedroom flat that is set across the raised ground floor of this Georgian villa pairing timeless elegance and contemporary comfort.

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold plus Share of Freehold, approximately 952 years remaining

Service charge: £4,000 per annum, reviewed every year, next review date 2026

Guide Price: £3,750,000



A BEAUTIFULLY DESIGNED PROPERTY

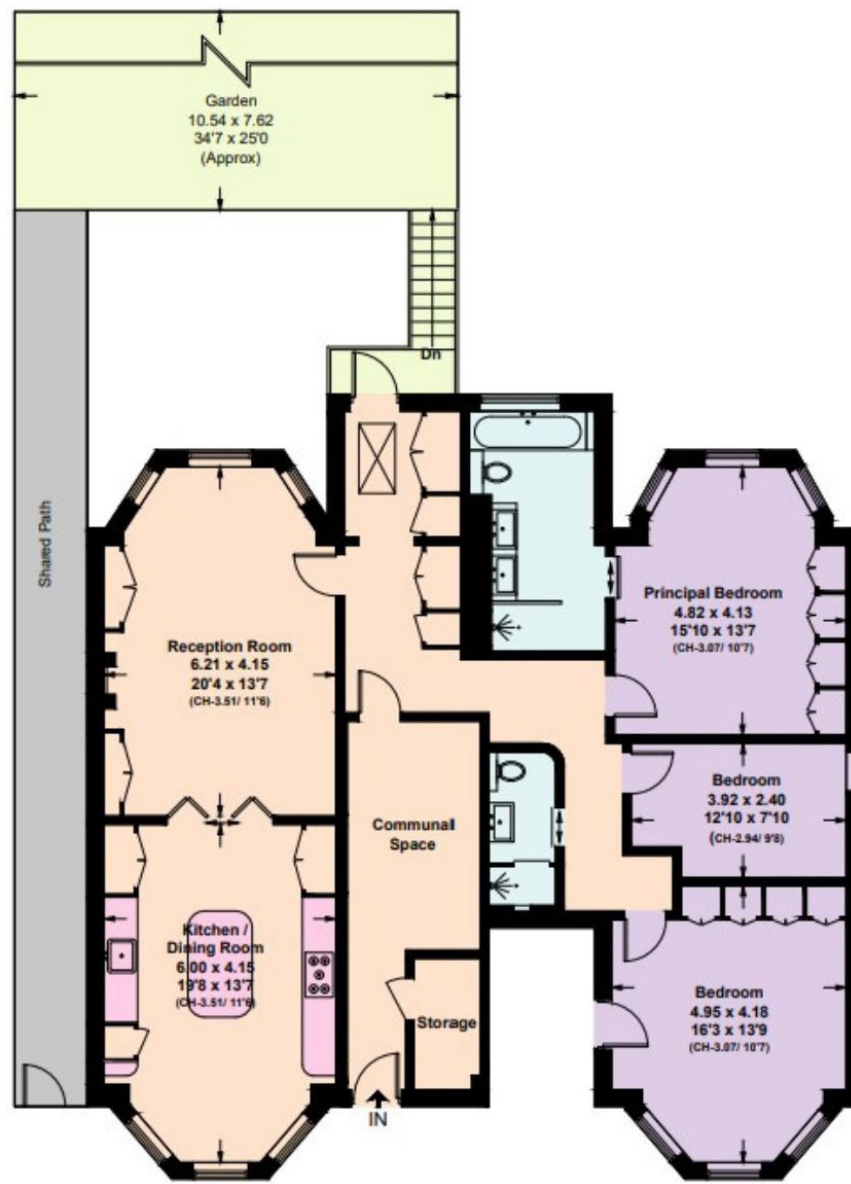
Fully designed and thoughtfully renovated, the property features new plumbing, electrics, and underfloor heating throughout, ensuring modern convenience within a period setting. Upon entering you are welcomed by a bright and high ceilinged hallway. Left a stunning entertaining space and open plan kitchen, including a 20ft reception room with views over a large garden. The solid oak Woodworks Kitchen is complimented with Arabescato Corchia Italian worktops with Gaggenau and Miele appliances. To the rear are captivating views of the 20ft south facing garden, landscaped by Garden Club London. The well balanced floor plan features the principal bedroom and ensuite bathroom at the rear of the property, two further bedrooms and a further shower room.

Elgin Crescent is an extremely popular address which is ideally situated for all the shopping facilities of Westbourne Grove, Portobello Road and the world famous restaurants of Notting Hill. Nearby are great transport links.









Raised Ground Floor

Elgin Crescent, W11
Approximate Gross Internal Area = 133.9 sq m / 1,441 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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