



Elgin Crescent
Notting Hill, W11

CHESTERTONS





This lovely residence spans multiple levels, offering ample space for comfortable living. It comprises 4 bedrooms, a bathroom, a shower room, an en-suite bathroom, and a guest WC, providing convenience for residents and guests.

The reception room serves as a welcoming space for entertaining and relaxation, while the kitchen/dining room provides a functional area for culinary activities and family gatherings. A separate sitting room offers an additional spot to unwind.

The house boasts a charming garden, creating a private outdoor retreat for enjoying the fresh air. In addition, residents have access to communal gardens, providing further outdoor enjoyment.

Off-street parking is available, ensuring practicality and ease for homeowners and their visitors.

Situated on Elgin Crescent, this property enjoys a desirable location with a range of amenities, including shops, restaurants, and cultural attractions, within easy reach. Excellent transport links nearby provide convenient access to explore other parts of the city and beyond.

- 4 bedrooms
- Off street parking
- Private garden leading to communal gardens
- Short let
- Available from mid-June to end of August

£65,000 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Minimum Term: 1 month
Deposit Required: 5 weeks
Local Authority: Kensington and Chelsea
Council Tax Band: H
EPC Rating: D
Furnished

Chestertons Notting Hill Lettings

30 Ledbury Road
 Notting Hill
 London
 W11 2AB

nottinghilllettingsusers@chestertons.co.uk
 02030408588

Elgin Crescent W11 2JL

Approx Gross Internal Area = 316.6 sq m / 3407 sq ft



Ref

Copyright **BLEUPLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BLEUPLAN

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable