



## ELGIN CRESCENT, W11

£1,595,000

Three Double Bedrooms  
Two Bathrooms  
Natural Light  
Balcony  
Communal Garden Access  
Prime Location

@marshandparsons  
marshandparsons.co.uk

MARSH &  
PARSONS



# ABOUT THE PROPERTY

Arranged over the top two floors of a period conversion, this three bedroom duplex features a generous reception room and an open plan kitchen with integrated appliances. The layout is designed for modern living, providing a balanced footprint that includes a principal bedroom with an en suite shower room and two further double bedrooms.

Elgin Crescent is perfectly positioned to enjoy the best of Holland Park and Notting Hill, moments from the boutiques, cafés and restaurants of Westbourne Grove, Portobello Road. Excellent transport links are available via Ladbroke Grove, Latimer Road and Holland Park stations.

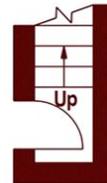


# STEP INSIDE ELGIN CRESCENT

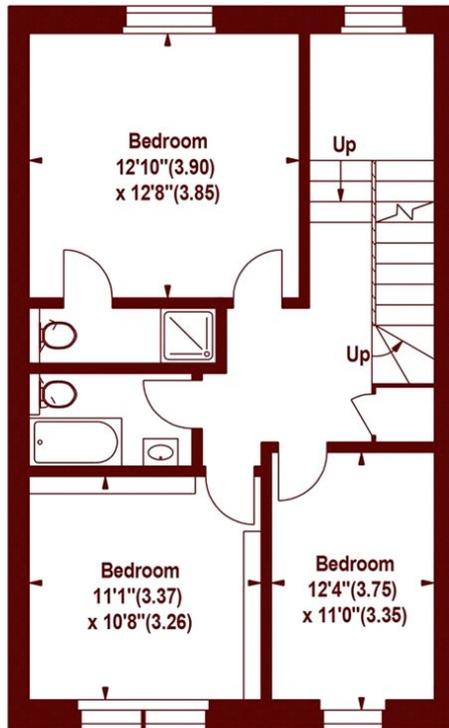
## Elgin Crescent, W11

APPROX. GROSS INTERNAL FLOOR AREA 1145 SQFT / 106.37 SQM  
(Including Eaves Storage)

Eaves Storage  
104 SQFT / 9.66 SQM



SECOND FLOOR  
ENTRANCE



THIRD FLOOR



FOURTH FLOOR

Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines  
Copyright of FeaturePRO

Holland Park  
020 7605 6890

Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

MARSH &  
PARSONS