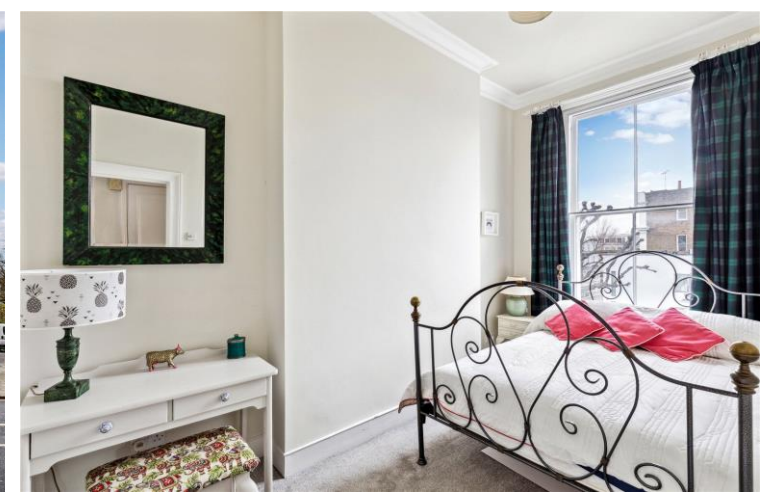




Elgin Crescent
Notting Hill, W11

Offers in Excess of £1,100,000

CHESTERTONS





A stunning two bedroom lateral apartment with access to an impressive communal garden at the rear of the property, located in the Heart of Notting Hill.

Situated on the second floor, the apartment benefits from high ceilings and large windows allowing for lots of natural light. The accommodation comprises a charming reception room with pretty views, a principal bedroom with built in storage, a second bedroom and a family bathroom.

Elgin Crescent is moments from the world famous Portobello Road Market and all of the eateries, restaurants and shops on Westbourne Grove. Transport links are excellent and bus routes very nearby. Ladbroke Grove underground station (Hammersmith and City line) is 0.3 miles away and Notting Hill Gate (Central line) is 0.7 miles away.

- Communal Green Space: Residents enjoy direct access to an impressive communal garden at the rear.
- Bright & Airy: Located on the second floor with high ceilings and large windows that maximize natural light.
- Well-Appointed Layout: Features a charming reception room, a principal bedroom with storage, a second bedroom, and a family bathroom.
- Lifestyle & Amenities: Moments away from the world-famous Portobello Road Market and the boutiques of Westbourne Grove.
- Excellent Connectivity: Conveniently located near bus routes and within walking distance of Ladbroke Grove
- Share of Freehold and No Onward Chain

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	75	80
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold – 999 Years from 24 June 1978 plus Share of Freehold
Service Charge: £1,080 (per annum)
Ground Rent: £0
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: F

Chestertons Notting Hill Sales

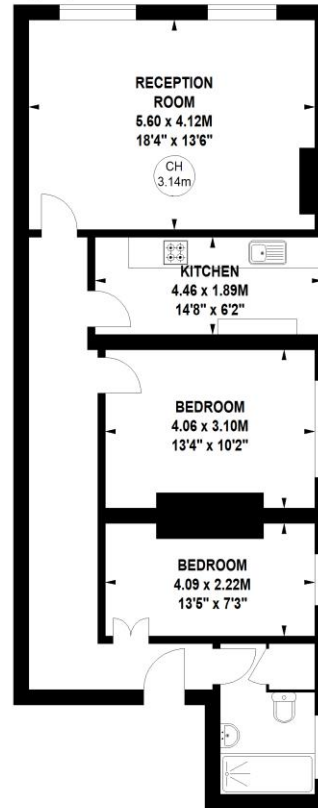
30 Ledbury Road
 Notting Hill
 London
 W11 2AB
 nottinghill@chestertons.co.uk
 0203 040 8585

Elgin Crescent, W11

Approximate gross internal area

77.48 sq m / 834 sq ft

Key :
CH - Ceiling Height



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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