



## ELGIN CRESCENT, W11

£450,000

High ceilings  
Southerly balcony  
Separate kitchen  
Large windows  
Outstanding location  
EPC- C

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# ABOUT THE PROPERTY

Boasting high ceilings and a bright southerly aspect, the accommodation features open plan reception/dining space with a beautiful cast iron fireplace and large windows.

The property is ideally positioned between Westbourne Grove and Chepstow Villas with a fabulous selection of restaurants on Kensington Park Road to choose from, not to mention the wonderful range of fashionable boutique shops and cafes available on Westbourne Grove and Ledbury Road. There are excellent transport links available from Notting Hill Gate with easy access to the Central, Circle and District lines.







## FURTHER DETAILS

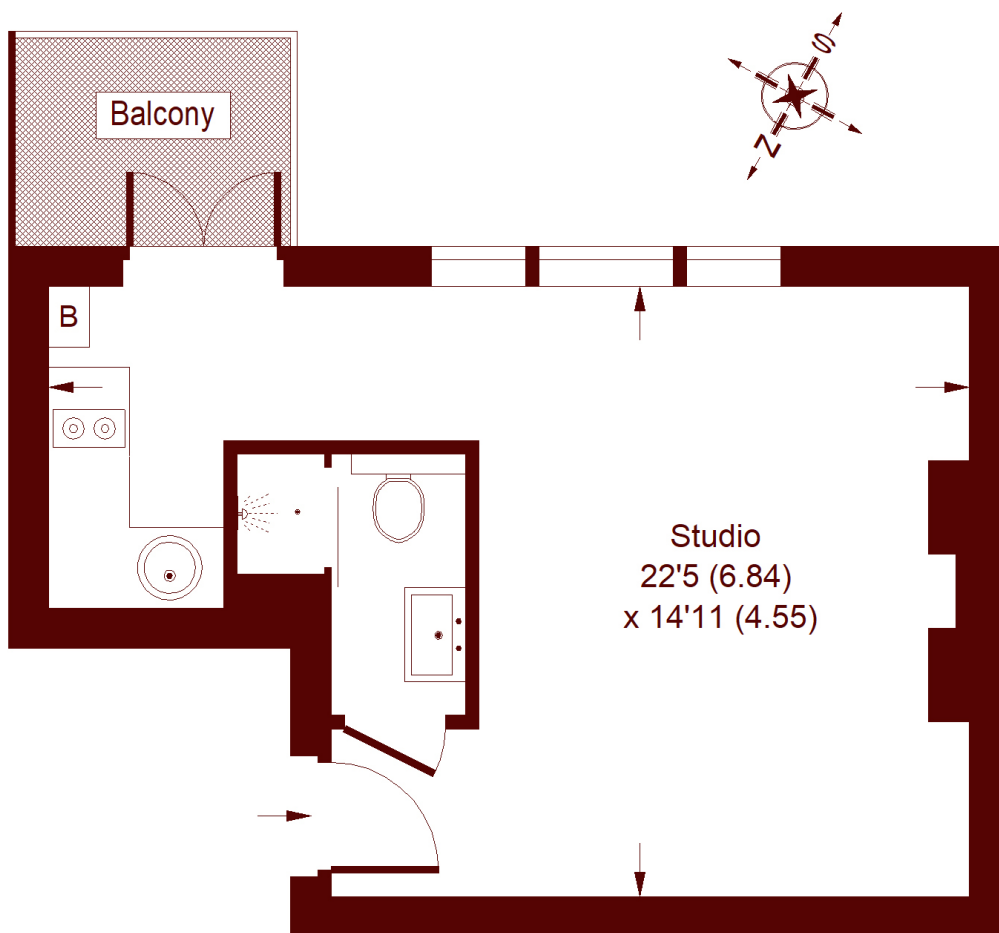
The well-appointed kitchen is semi separate and provides access to the balcony. There is also a smartly designed mezzanine level which can be used as a sleeping area, and a bathroom.



# STEP INSIDE ELGIN CRESCENT

## Elgin Crescent, W11

APPROX. GROSS INTERNAL FLOOR AREA  
289 SQFT / 26.9 SQM



### FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

Notting Hill  
020 7313 2890

Energy Rating: C 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

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