



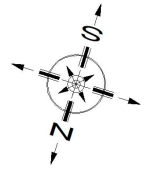
ELGIN CRESCENT




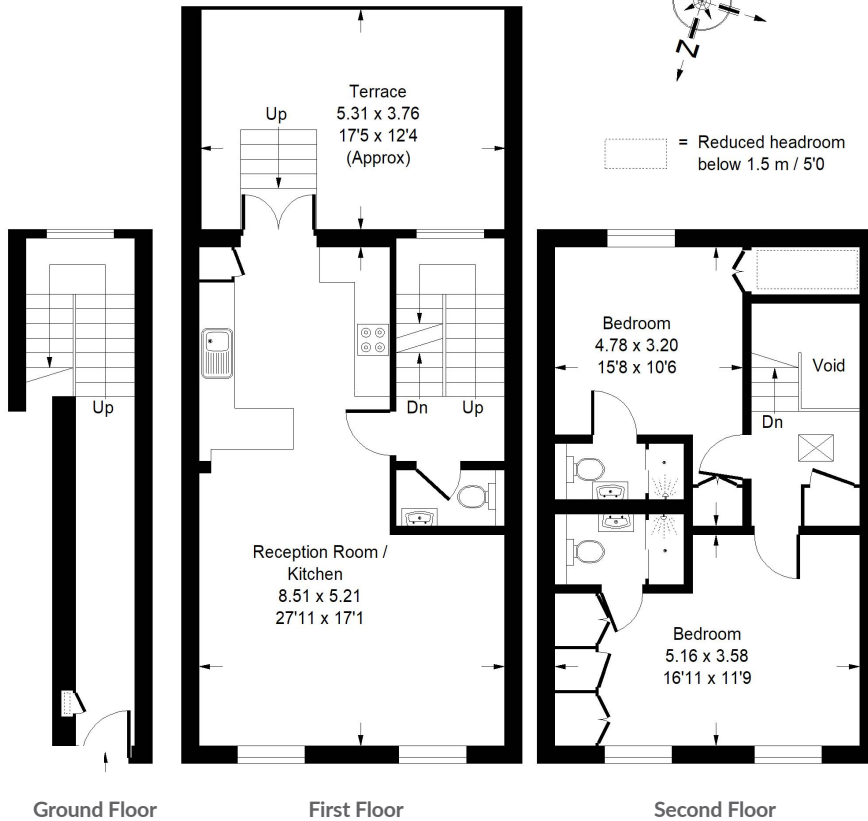
## Elgin Crescent, W11

A stunning maisonette in the heart of Notting Hill with a great south-facing terrace. Accessed through its own front door the flat is arranged over the first and second floors, with high ceilings and wooden floors. The reception room overlooks Elgin Crescent and Portobello Road and the kitchen leads out to the terrace. The two double bedrooms both have en-suite bathrooms. The property is situated on the southern side of Elgin Crescent, between the junctions with Portobello Road and Kensington Park Road adjacent to Portobello Market. Notting Hill Gate (Central, Circle, District Lines) and Ladbroke Grove (Circle, Hammersmith & City Lines) underground stations are within easy walking distance.

Approx. Gross Internal Area  
= 96.8 sq m / 1042 sq ft



 = Reduced headroom  
below 1.5 m / 5'0"



## Elgin Crescent, W11

Local Authority - **Royal Borough of Kensington & Chelsea**

- Two bedrooms
- Two bathrooms
- Large reception room
- South-facing terrace
- Private entrance
- EPC Rating: D
- Council Tax Band:



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.