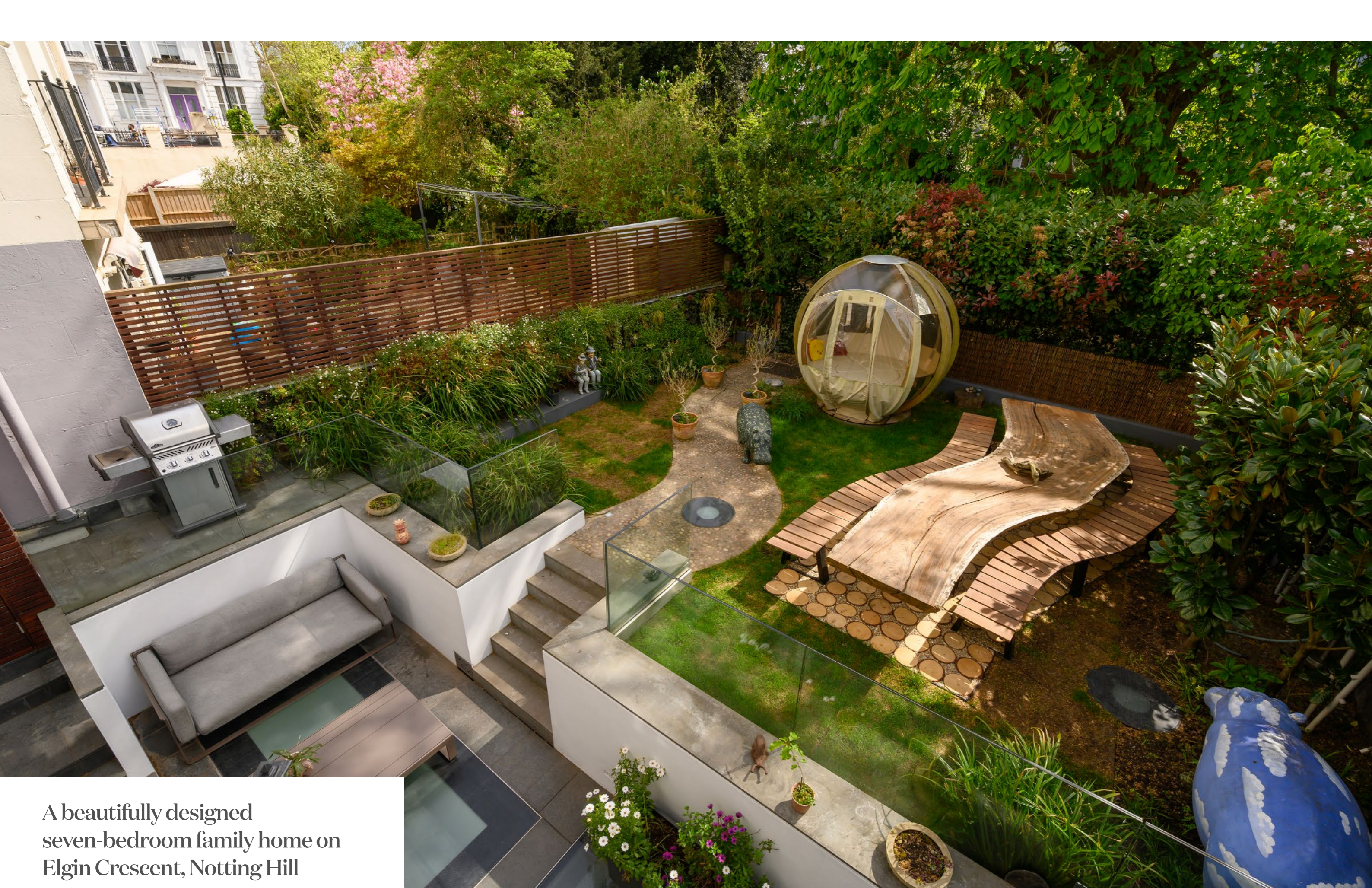




Elgin Crescent

NOTTING HILL W11



A beautifully designed seven-bedroom family home on Elgin Crescent, Notting Hill



Comprising seven floors with lift access throughout, the house was fully renovated in 2014, by the current owners, creating an eco-friendly home retaining its original exterior within a sought-after conservation area.

The double-width, south-east facing garden benefits from direct access to the renowned Rosmead Garden, featured in the film Notting Hill, the largest communal garden (over 2 acres) in the area, offering a true community feel. The home is an end of terrace corner plot and offers ample side access with gated parking for two cars, plus additional residents' parking.

Inside, the raised ground floor boasts a spacious double reception room with soundproof middle doors creating the ability to split the room, wide bay windows, and views over the garden. The lower ground floor has an open-plan kitchen and dining with polished concrete flooring, pocket storage, and a seamless indoor-outdoor flow in addition to a guest cloakroom.

The first basement features a large reception room, currently used as a playroom with large TV, a guest suite, and an additional wok-style kitchen. There is also the option to convert the study/seventh bedroom into a cinema room. The sub-basement includes a gym/party room with a bar.

The principal suite spans the entire first floor, with a walk-in dressing area and a luxurious bathroom overlooking the gardens. Four additional double bedrooms, two with en-suites, complete the upper floors.

Other features include comfort cooling, underfloor heating or cooling, and a Crestron home automation system. Located on one of the area's premier streets, this home offers exceptional living in the heart of Notting Hill.

Location

Elgin Crescent is a very desirable road in the heart of Notting Hill, located just off Portobello Road. The property is situated close to Westbourne Grove with its wealth of fashion boutiques, world-class restaurants and luxury retailers.

Some of the best preparatory schools in London are also within easy reach: Wetherby, Pembridge Hall, Chepstow House, Southbank International School and Notting Hill Prep, to name a few.

Notting Hill Gate underground station is close by, as are Holland Park and Ladbrooke Grove. This abundance of choice allows links to the West End, the City and Canary Wharf via the Central, Hammersmith & City and Circle lines. Paddington Train Station is a ten-minute cab ride away, for quick access to the Heathrow Express or Cardiff, Bristol and Exeter.



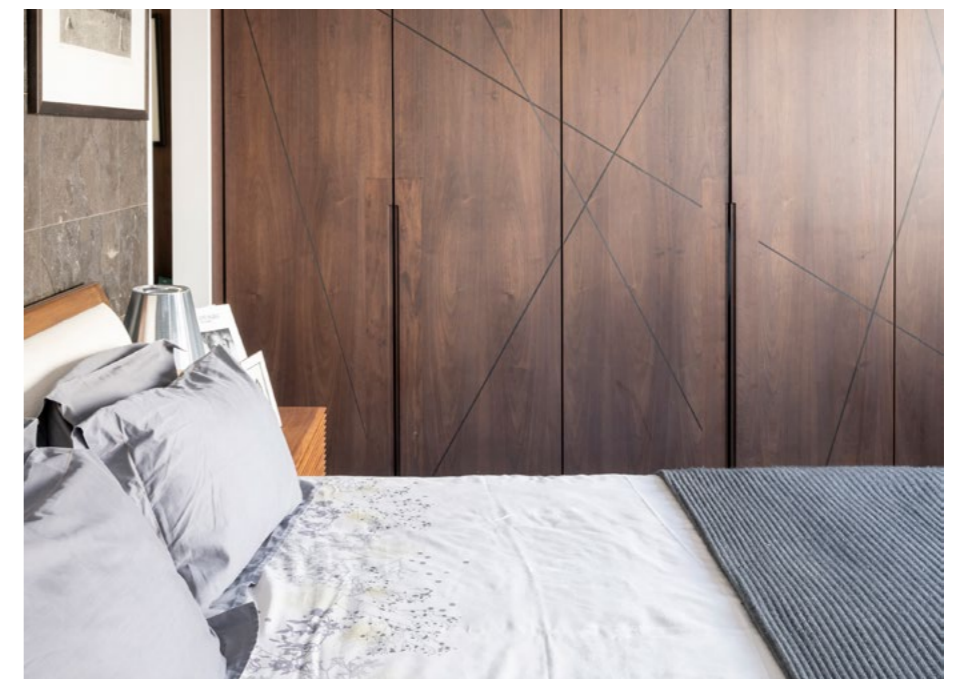






Accommodation

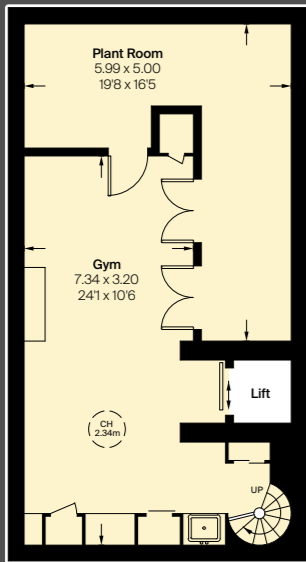
- 7 Bedrooms
- 6 Bathrooms
- Guest WC
- 5 Reception rooms
- Kitchen
- Gym
- Steam/shower room
- Garden
- Outdoor shower
- Double garden storage/ external WC
- Double driveway
- Electric charging point
- Access to communal gardens



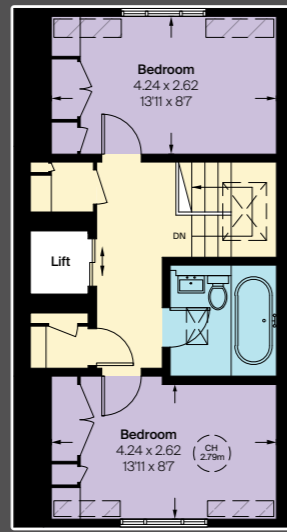
Key Features

- Bespoke design, completely redeveloped and re-built behind the façade by the current owners in 2014.
- South-east facing double-width private garden with direct access to the renowned communal Rosmead Garden, featured in the film Notting Hill – the largest communal garden in the area with over two acres.
- Lift access to all seven floors.
- Gated parking for two cars, plus residents' parking, typically offering three-four spaces in total.
- Comfort cooling and underfloor heating or cooling throughout the home, with an integrated Crestron home system.
- Open-plan Bulthaup kitchen with Wolf ovens, Caesarstone worktops, polished concrete flooring and pocket storage, indoor-outdoor flow, and a separate wok-style kitchen.
- Sub-basement featuring a gym, party room with a bar, and a barre.
- Eco-friendly ground-sourced heat pump and greywater harvesting system.

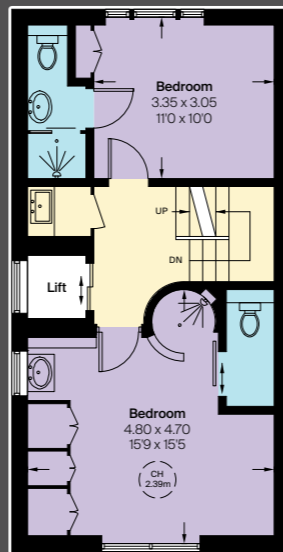




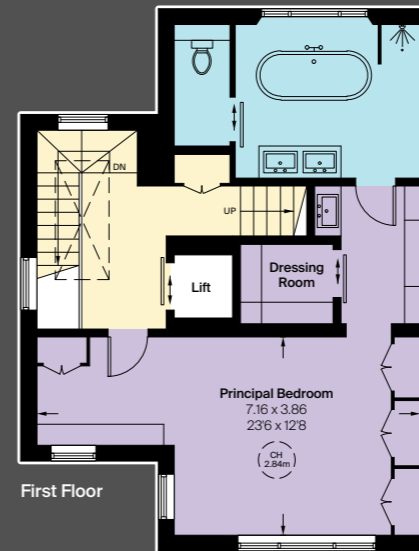
Sub Basement



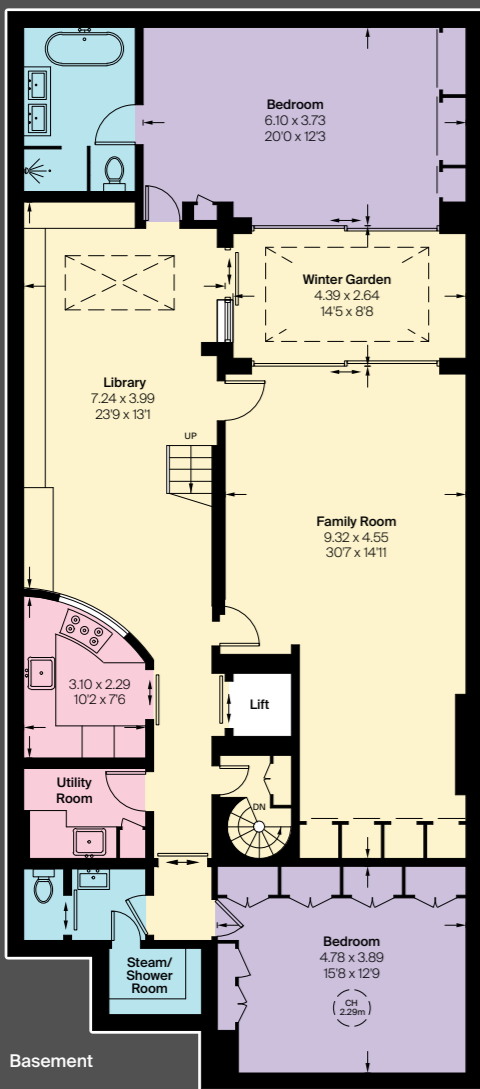
Third Floor



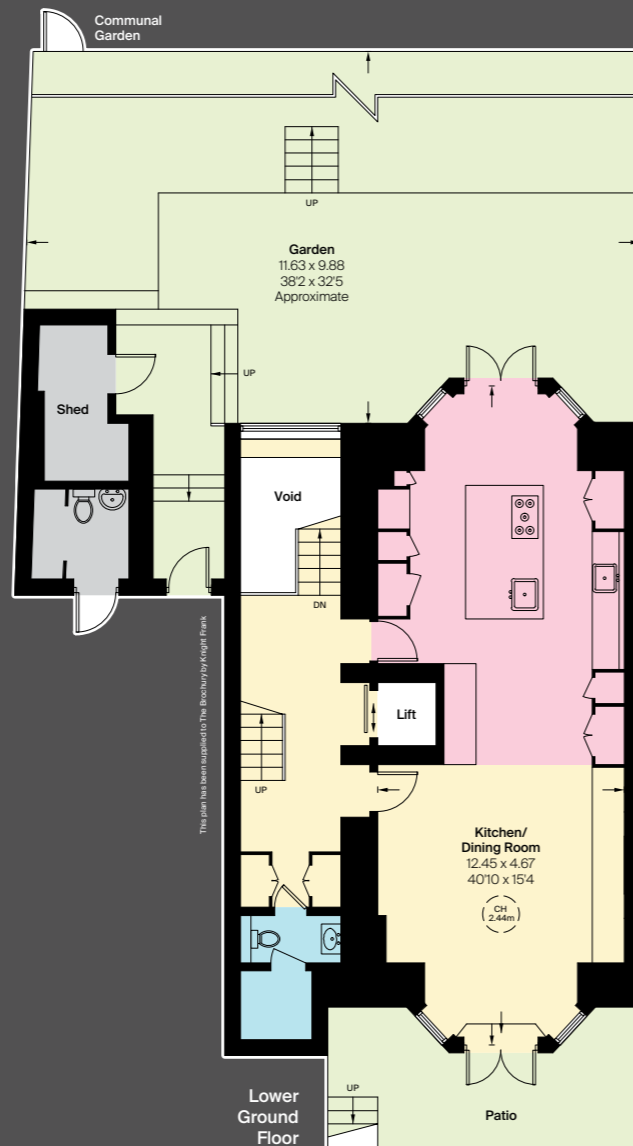
Second Floor



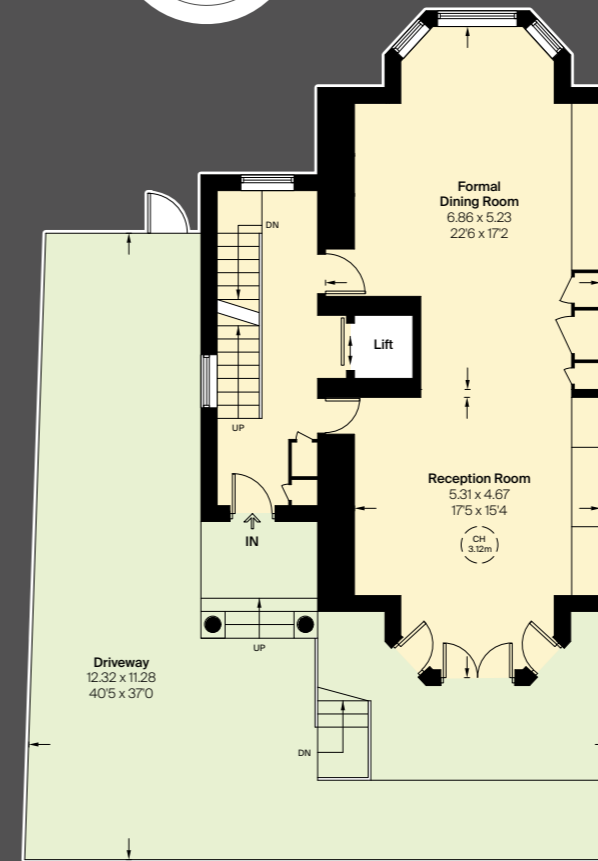
First Floor



Basement



Lower Ground Floor



Raised Ground Floor

Approximate Floor Area
5,371 sq ft / 499 sq m

Outbuilding
85 sq ft / 7.9 sq m

Total
5,456 sq ft / 506.9 sq m
including limited use area
52 sq ft / 4.8 sq m
including lifts and excluding void

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Tenure
Freehold

Local Authority
The Royal Borough of Kensington & Chelsea

Price
£13,750,000

Council Tax
Band H

EPC
Rating C





Knight Frank
Notting Hill
294 Westbourne Grove
London
W11 2PS

Arthur Lintell
020 7313 9112
arthur.lintell@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



**BEAUCHAMP
ESTATES**

Beauchamp Estates
Mayfair
24 Curzon Street
London
W1J 7TF

Jeremy Gee
020 7499 7722
jeremy.gee@beauchamp.com

[beauchamp.com](https://www.beauchamp.com)

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