

**MOUNTGRANGE**  
HERITAGE



## Crescent Mansions, Elgin Crescent, W11

Situated within the attractive red-brick mansion block of Crescent Mansions on Elgin Crescent, this spacious ground-floor apartment offers approximately 1,055 sq ft of well-proportioned accommodation, combining period charm with practical living space in a highly desirable location between Notting Hill and Holland Park.

Upon entering the property, you are welcomed by a long hallway leading through to a bright and generously sized reception room. Flooded with natural light from multiple windows, the living room features a fireplace, creating a warm and inviting space ideal for relaxing or entertaining.

The hallway wraps around to a well-sized kitchen, which benefits from access to a small balcony, providing a private outdoor space. Residents also have access to the communal gardens behind (charges may apply).

The accommodation comprises three bedrooms, including two comfortable double bedrooms, one of which benefits from an en-suite bathroom. The third room would make an ideal home office, dressing room or occasional guest bedroom, with potential to accommodate a single bed. The property also benefits from a further bathroom.

The location is a particular highlight, positioned between the sought-after neighbourhoods of Notting Hill and Holland Park. Residents can enjoy an excellent selection of independent cafés, restaurants, boutiques and local shops, alongside the green open spaces of Holland Park, all within easy reach. Holland Park, Ladbroke Grove and Notting Hill Gate Underground stations are also within walking distance, providing convenient transport links across London.

Offering generous proportions, an abundance of natural light and a versatile layout in a fantastic West London location, this apartment would suit a single professional, couple or small family seeking a spacious home close to the best of Notting Hill and Holland Park.

**3 Bedrooms | 1 Reception | 2 Bathrooms | Red brick mansion block | Two double bedrooms  
| One study/dressing room | Bright and spacious | Excellent location  
| Communal gardens and private balcony**

£1,095 per week

### Notting Hill Lettings

27 Kensington Park Road, London W11 2EU

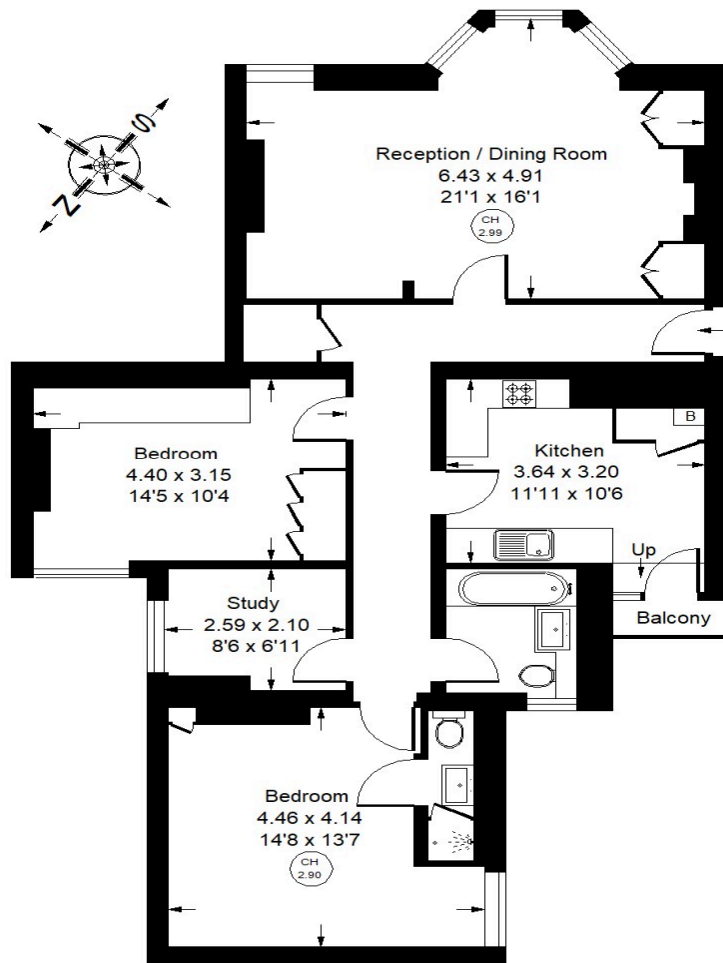
020 7221 2277

[lettings@mountgrangeheritage.co.uk](mailto:lettings@mountgrangeheritage.co.uk)

[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

## Crescent Mansions, W11

Approx Gross Internal Area = 98 sq m / 1055 sq ft  
Balcony = 0.90 sq m / 7 sq ft



### Raised Ground 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.

# Energy performance certificate (EPC)

|                                                                  |                           |                                              |
|------------------------------------------------------------------|---------------------------|----------------------------------------------|
| Flat<br>Crescent Mansions<br>Elgin Crescent<br>LONDON<br>W11 2JN | Energy rating<br><b>C</b> | Valid until: 7 March 2033                    |
|                                                                  |                           | Certificate number: 0310-2218-6270-2607-0435 |

|                  |                   |
|------------------|-------------------|
| Property type    | Ground-floor flat |
| Total floor area | 98 square metres  |

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |