

Elgin Crescent,
Notting Hill, W11



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A wonderful two bedroom flat in this well regarded, purpose built mansion building with access to communal gardens.

This bright and spacious second floor flat is presented in immaculate condition and benefits from excellent entertaining space with an open plan reception/dining room and a modern separate kitchen with a balcony. There are two double bedrooms with good wardrobe space and two beautifully designed bathrooms. The flat also benefits from access to beautiful communal gardens.



Location

Situated in the Ladbroke Conservation Area and in one of Notting Hill's most sought after communal gardens addresses, this flat is ideally situated for all the transport links, shops, boutiques and restaurants of Westbourne Grove and Portobello Road.

The underground stations of Notting Hill Gate and Ladbroke Grove (District, Circle, Central and Hammersmith & City lines) are nearby, along with a selection of excellent schools including Pembridge Hall, Wetherby, Southbank International, Chepstow House and Notting Hill Prep.

Postcode region: W11

General

Tenure: Share of freehold. 999 years from 25/12/75
Local Authority: The Royal Borough of Kensington and Chelsea
Council Tax: Band F
EPC Rating: D
Service Charge: For the period 1/1/26-30/6/26 approximately £2,412.98, which includes a contribution towards the reserve fund
Parking: Resident's permit
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

1,116 sq ft (103.68 sq m)
Two bedrooms
Newly renovated
Access to communal gardens
Share of freehold

Guide price £1,900,000

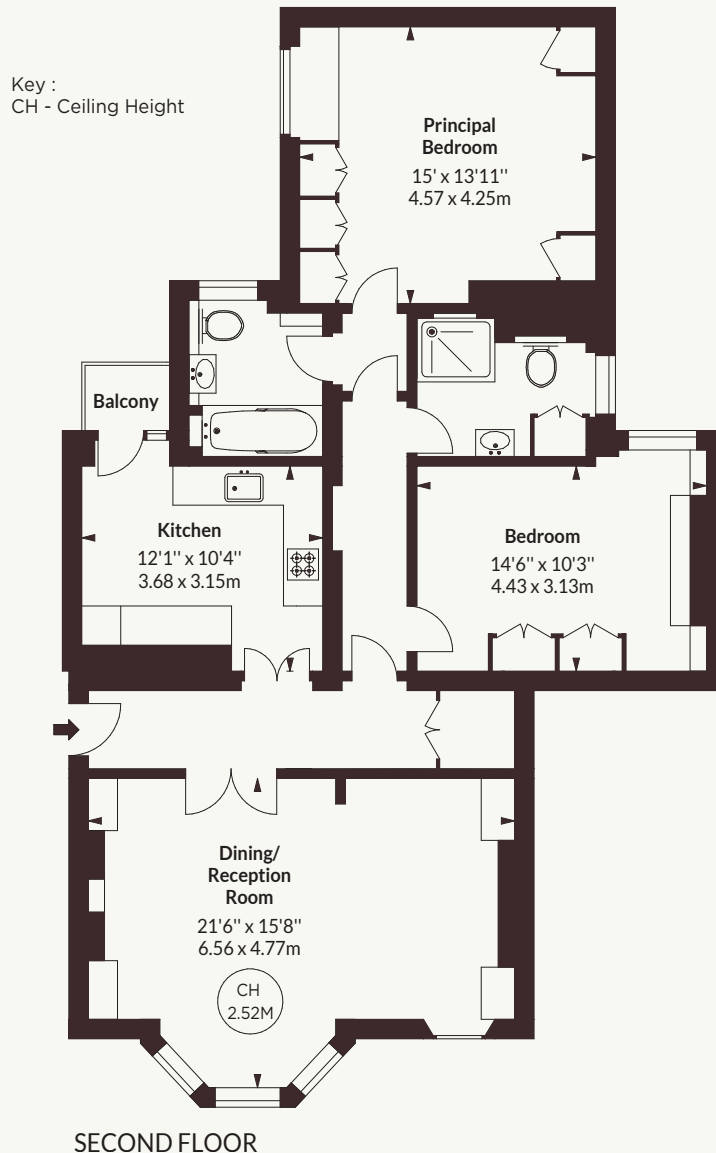


Crescent Mansions, Elgin Crescent, W11

APPROX. GROSS INTERNAL AREA *
1116 Sq Ft - 103.68 Sq M



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



Strutt & Parker Notting Hill

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