



ELGIN CRESCENT

NOTTING HILL W11





A COMPLETELY UNMODERNISED, UNLISTED, PERIOD HOUSE
WITH A SOUTH EAST FACING GARDEN AND DIRECT ACCESS TO
COMMUNAL GARDENS.

Situated mid terrace, over five floors and having been in the same family for nearly seventy five years, this is an exciting opportunity for an incoming purchaser to create a wonderful family home, subject to obtaining the necessary planning consents.



Communal Gardens



Communal Gardens

Currently occupying approximately 3,113sqft excluding the loft, we believe there is clear potential to create a six/seven bedroom family house with excellent entertaining space.

The house also benefits from a 40ft south-east facing private garden with direct access onto the beautiful Rosmead communal gardens.

Situated in the Ladbroke Conservation Area and in one of Notting Hill's most sought after communal gardens addresses, this wonderful house 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.

Tenure Freehold

Local Authority The Royal Borough of Kensington and Chelsea

Council Tax Band H

EPC Rating G

Parking RBKC resident's permit

Mobile coverage and broadband Information can be found here:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

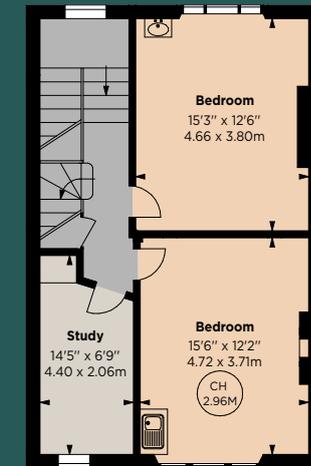
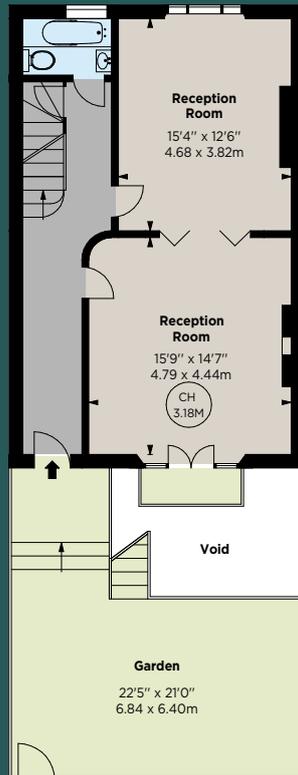
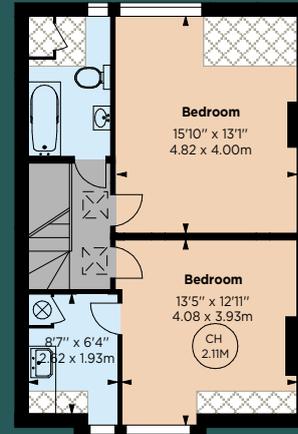
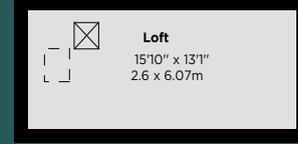
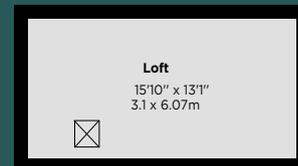
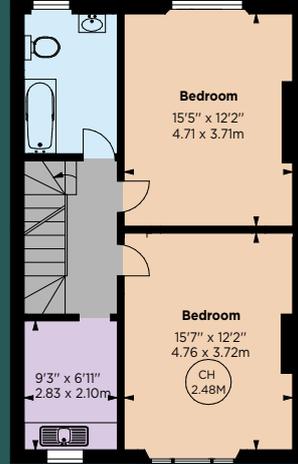
Guide price £7,000,000

Gross Internal Area (Approx.)

3,113 sq ft (289.29 sq m) Including 5.44 sq m of under 1.5m area, excluding lofts

Approx. lofts area 372 sq ft (34.59 sq m)

Total Gross Internal Area (Approx.) 3,486 sq ft (323.88 sq m)



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For the finer things in property.

