

# Elgin Crescent, Notting Hill



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## A charming family house with a wonderful private garden and access to communal gardens

Laid out over four floors, this is a superb, terraced house with a substantial 16m, south-east facing garden and direct access to the beautiful, communal gardens of Montpelier Gardens.

The house has excellent entertaining space on the lower two floors with a formal drawing room on the raised ground floor which has french doors onto a lovely terrace overlooking the communal gardens, and a largely open plan kitchen and sitting room on the lower ground floor with sliding doors onto the private rear garden.

The upper two floors, currently configured with four bedrooms and two bathrooms, require cosmetic refurbishment providing the potential for an incoming purchaser to reconfigure the layout and to apply their own interior design and finish to the house.



### Location

Elgin Crescent is an extremely popular Notting Hill address in the Ladbroke Conservation Area and, this house is one of a terrace which offer unusually large private gardens. The house is close to all the transport links, shops, boutiques and restaurants of Westbourne Grove, Portobello Road and Holland Park Avenue. The underground stations of Notting Hill Gate, Ladbroke Grove and Holland Park Avenue (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

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax: Band G

EPC Rating: C

Parking: RBKC permit parking

Mobile coverage and broadband: Information can be found here:

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

**1,852 sq ft (172.05 sq m)**

**Four bedrooms**

**Two reception rooms**

**16m, south-east facing garden**

**Communal garden access**

**Freehold**

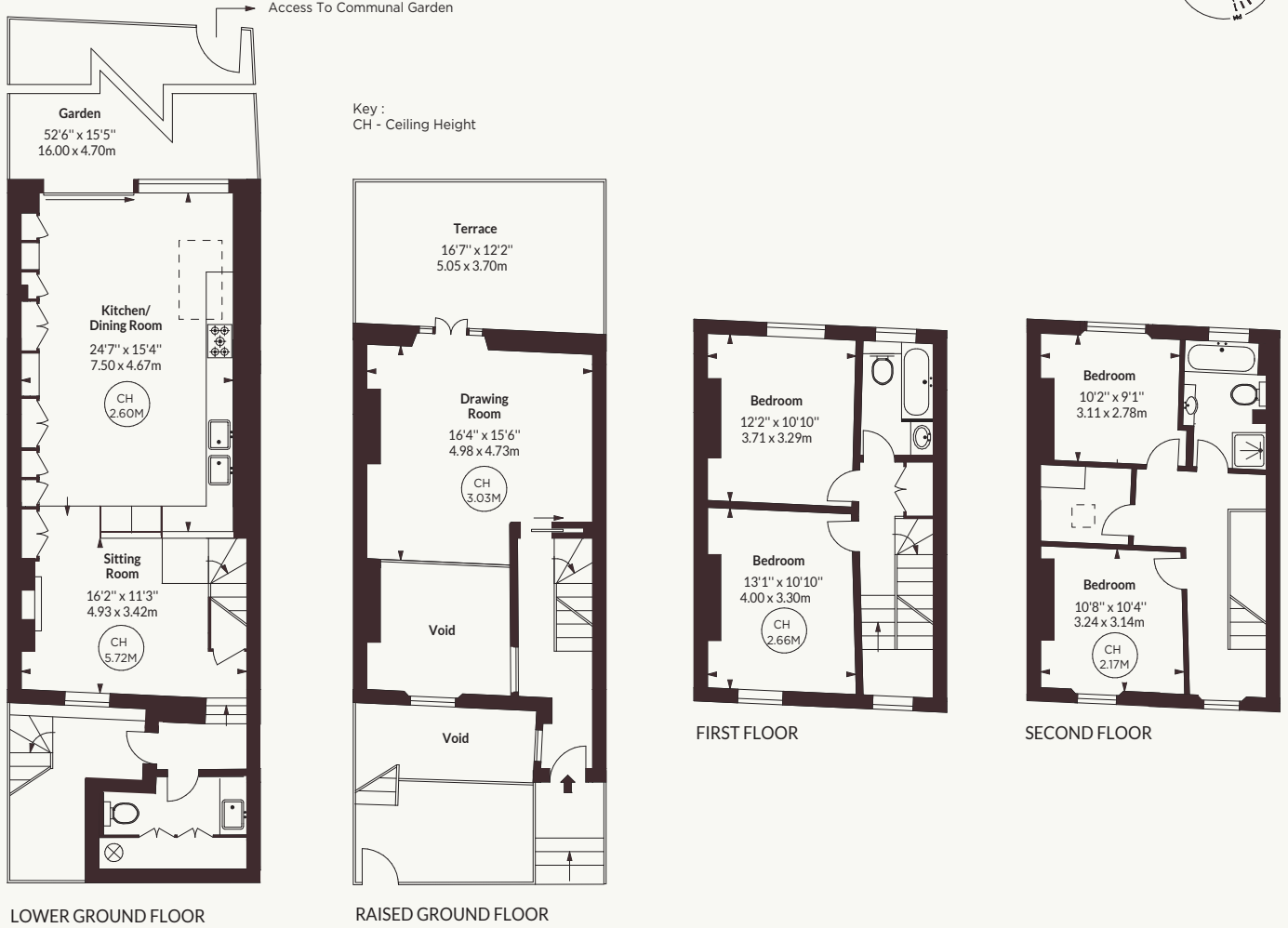
**Guide price £5,000,000**



# Elgin Crescent, W11

APPROX. GROSS INTERNAL AREA \*  
1852 Sq Ft - 172.05 Sq M  
(EXCLUDING VOID)

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



## Strutt & Parker Notting Hill

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