

# Elgin Crescent

Notting Hill, W11





## An outstanding three bedroom flat with incredible entertaining space and access to communal gardens direct from the building.

This very spacious, bright flat benefits from a large open plan kitchen/reception room, with windows on two sides allowing excellent natural light.



**1 RECEPTION ROOM**



**3 BEDROOMS**



**2 BATHROOMS**



**SHARE OF FREEHOLD**



**1,618 SQ FT**



**PRICE  
£1,800,000**



### The property

There are three bedrooms with ample storage, all with their own bathrooms. The flat is presented to a modern, high standard throughout and is eligible for access to Elgin and Arundel communal gardens.

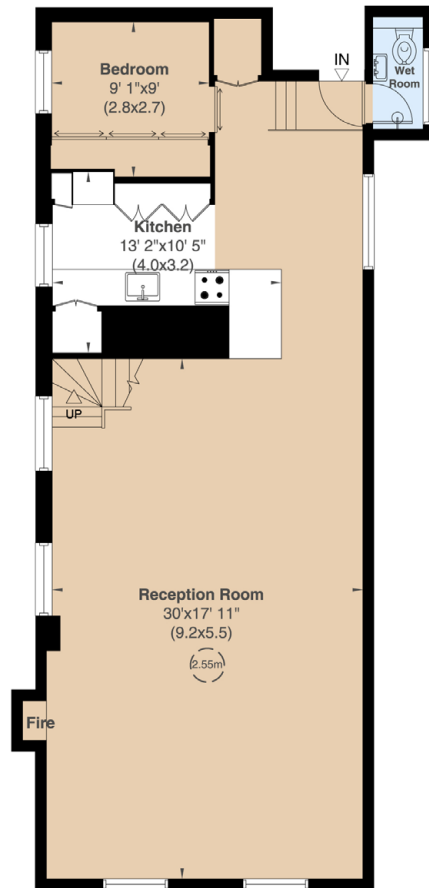
### Location

Elgin Crescent is ideally located in the heart of Notting Hill with easy access to the shops and transport facilities of Westbourne Grove and Portobello Road.

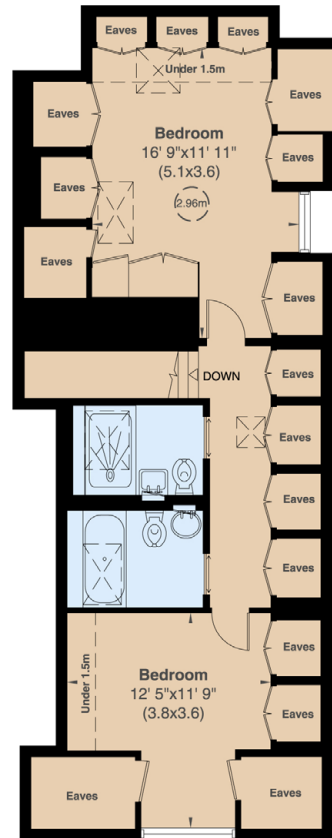








Third Floor



Fourth Floor

## Floorplans

Gross internal area 1,618 sq ft (150 sq m)  
including under 1.5m and eaves  
For identification purposes only.

## General

**Tenure:** 999 years from 24.06.1978, plus a Share of the Freehold

**Local Authority:** Royal Borough of Kensington and Chelsea

**Service Charge:** Approximately £3,000 pa

**Council Tax:** Band G

**EPC Rating:** E

**Parking:** Residents parking

**Broadband:** Available

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## Notting Hill

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