

Elgin Mews

Notting Hill, W11



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A stunning five-bedroom freehold house.

An immaculately presented freehold house, discreetly positioned within the heart of Notting Hill.



3 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



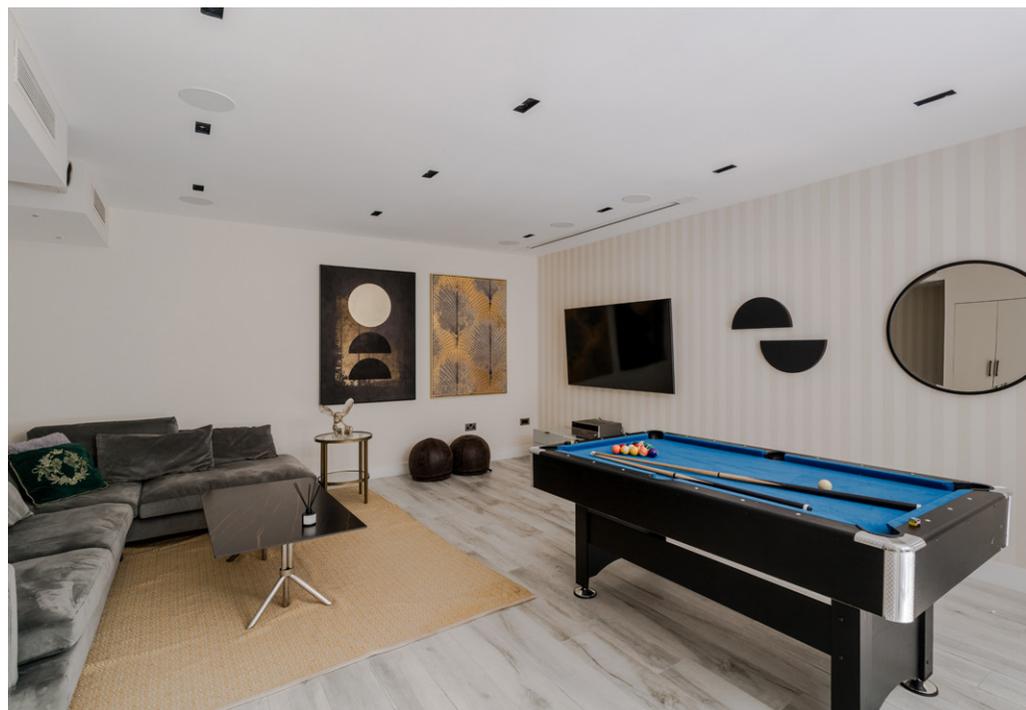
FREEHOLD



2,812 SQ FT



**GUIDE PRICE
£3,500,000**



The property

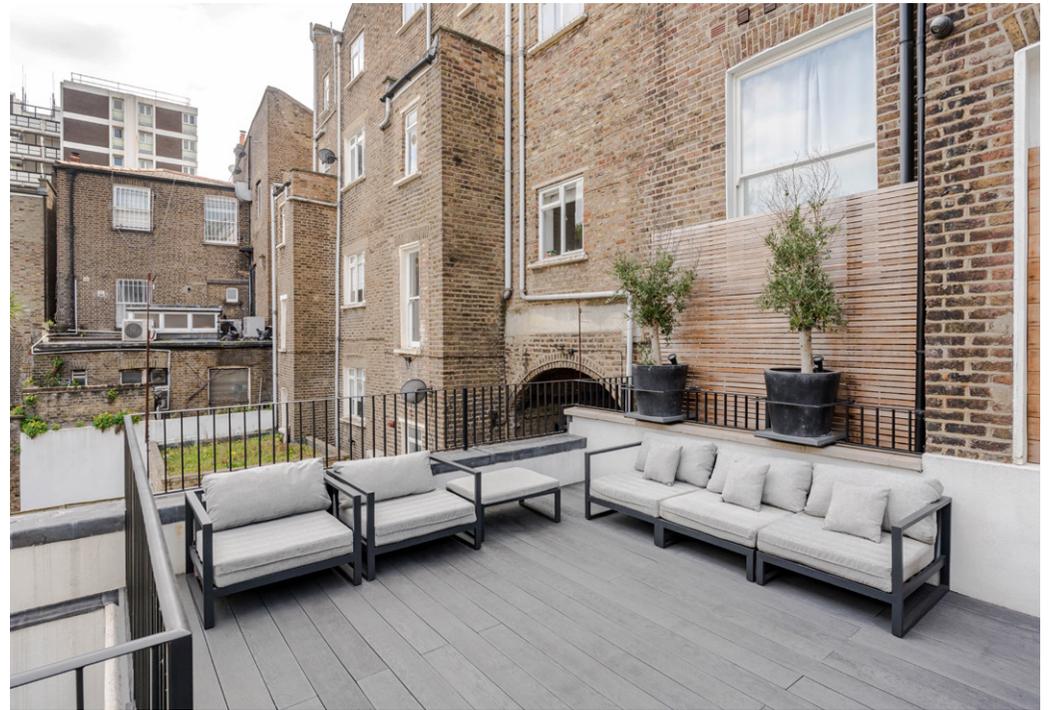
Architecturally designed, the house offers light-filled, well balanced living accommodation over five floors, including a sun-filled terrace.

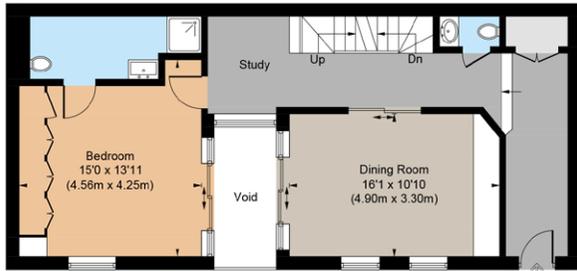
The house benefits from a formal reception room, plus a separate state of the art media room / family room. The five well-proportioned bedrooms are all equipped with built-in wardrobes. The house also includes Air-Conditioning throughout.

Location

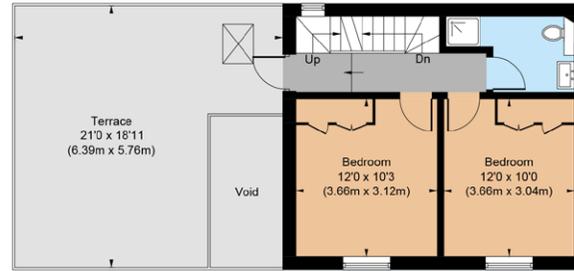
Positioned within proximity of the excellent shopping and transport facilities of Westbourne Grove and Kensington Park Road, the property is also within striking distance of the transport facilities of Ladbroke Grove, Holland Park and Notting Hill Gate Underground stations (Hammersmith & City, Circle and Central Lines).



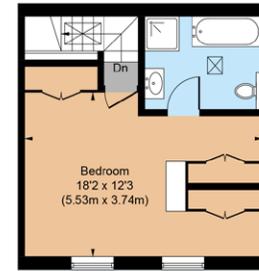




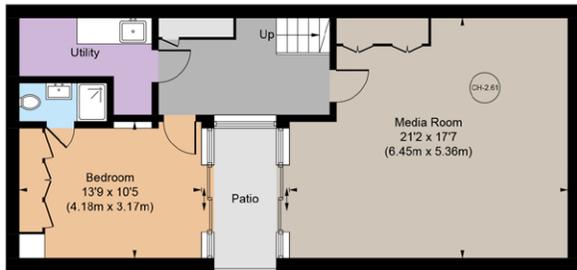
Ground Floor



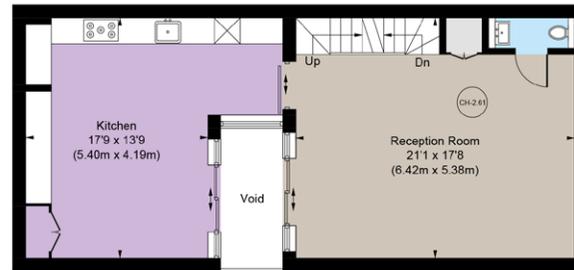
First Floor



Second Floor



Basement



Lower Ground Floor



Floorplans

Gross internal area 2,812 sq ft (261.3 sq m)
For identification purposes only.

General

Tenure: Freehold

Local Authority: The Royal Borough of Kensington and Chelsea

Council Tax: Band H

EPC Rating: C

Parking: Residential parking

Broadband: Available

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