



Elgin Crescent, Notting Hill **W11**

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A beautifully presented maisonette apartment in a highly desirable location in Notting Hill. This unique and charming property is arranged over two floors of a handsome period building and comprises of around 1,654 q ft of adjustable living space which benefits from an abundance of natural light throughout, ample built-in storage space, and wooden floors. The contemporary and fully fitted semi open-plan kitchen and dining room are located on the second floor alongside with two further double bedroom, separate study/office space as well as a shower room.



Guide price: £2,395,000

Tenure: Share of freehold, approximately 970 years remaining

Service charge: £3,000 per annum, reviewed every year, next review due 2026

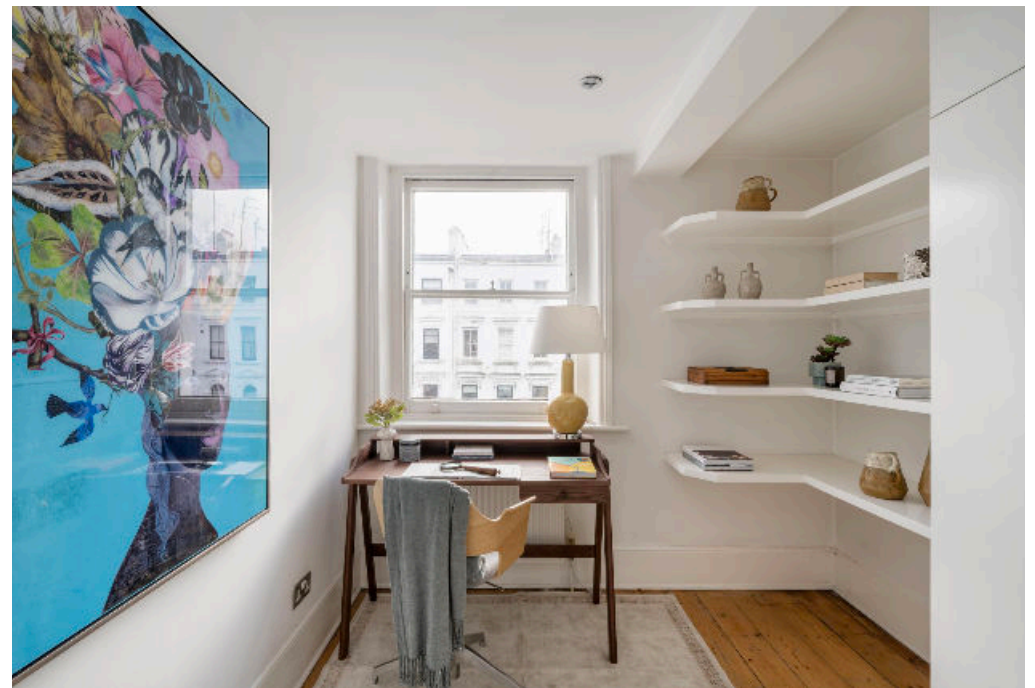
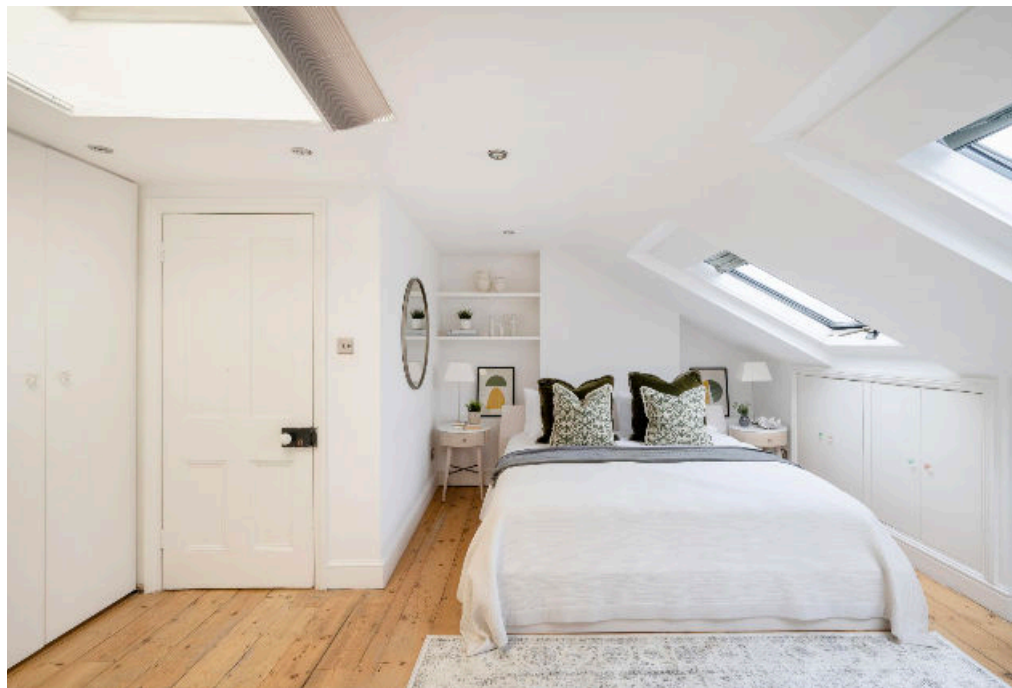
Local authority: Royal Borough of Kensington and Chelsea

Council tax band: F

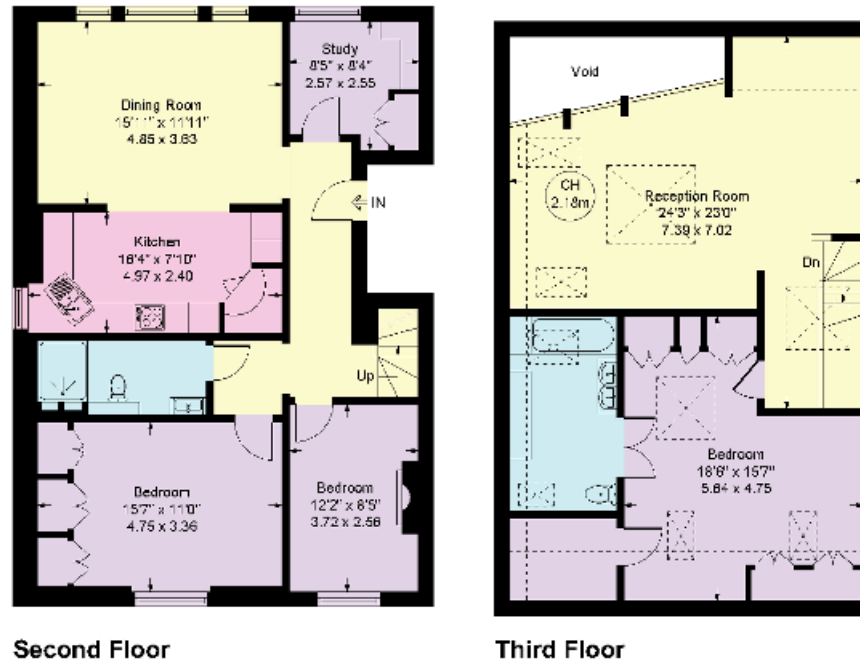








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**Approximate Gross Internal Floor Area
153.65 sq m / 1654 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**Knight Frank
Notting Hill**

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W11 2PS

We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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