



Elgin Crescent, Notting Hill W11

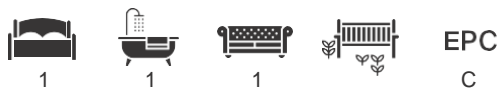
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# Elgin Crescent Notting Hill W11

Situated on the second floor of a charming white stucco-fronted period conversion, this wonderful one bedroom apartment offers a ample living space and excellent natural light.

Impeccably maintained, the property showcases high ceilings that create an airy and spacious atmosphere. The ornate cornicing adds a touch of sophistication, complementing the solid oak flooring that graces the entire space. A well-appointed bathroom and generously-sized eat-in kitchen boasts contemporary integrated appliances, providing a seamless culinary experience. Bathed in natural sunlight from its south-facing position, the reception room becomes an inviting haven, enhanced by a captivating fireplace.



**Guide price:** £875,000

**Tenure:** Leasehold: approximately 89 years remaining

**Service charge:** £1,340 per annum, reviewed every 12 months

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

**Council tax band:** E

## Description

The bedroom is a tranquil retreat, offering an abundance of built-in storage to keep your living space organized and clutter-free. Picturesque views of the meticulously maintained communal gardens, enhancing the overall charm of the residence.

The house is on Elgin Crescent which runs off Ladbroke Grove. It is one of the area's most preferred streets due to the impressive architecture and its proximity to the world famous Portobello Road with its weekly antiques market. Westbourne Grove is also nearby with its international boutiques, numerous popular bistros and restaurants.







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**Approximate Gross Internal Floor Area**  
**60.6 sq m / 652 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.

## Second Floor

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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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Particulars dated July 2023. Photographs and videos dated July 2023.

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