



Elgin Crescent | Notting Hill W11



A rare corner house with access to the highly prized communal gardens



Arranged over seven floors with lift access to all of them, this is an outstanding family home in a wonderfully idyllic location with gated off-street parking for two cars – a true gem.

There is an abundance of natural light throughout, excellent entertaining space and wider than average private garden from which there is direct access into the enchanting and highly prized Rosmead Garden, made famous by the film 'Notting Hill'.

On the raised ground floor is a well-proportioned double reception room with a beautiful bay window to the rear offering fantastic views over the private and communal gardens.

The lower ground floor level has a well-appointed open-plan kitchen and family/dining room which opens out on to a beautiful south-facing private garden.

The basement level below has been cleverly designed to offer two further bedrooms, one looking out onto the stunning winter garden, a library room and a large family room. In the sub-basement there is a gym/ party room fitted with a bar and barre.

Location

Elgin Crescent is a very desirable road in the heart of Notting Hill, located just off Portobello Road. The property is situated close to Westbourne Grove with its wealth of fashion boutiques, world-class restaurants and luxury retailers.

Some of the best preparatory schools in London are also within easy reach: Wetherby, Pembridge Hall, Chepstow House, Southbank International School and Notting Hill Prep, to name a few.

Notting Hill Gate underground station is close by, as are Holland Park and Ladbroke Grove. This abundance of choice allows links to the West End, the City and Canary Wharf via the Central, Hammersmith & City and Circle lines. Paddington Train Station is a ten-minute cab ride away, for quick access to the Heathrow Express or Cardiff, Bristol and Exeter.









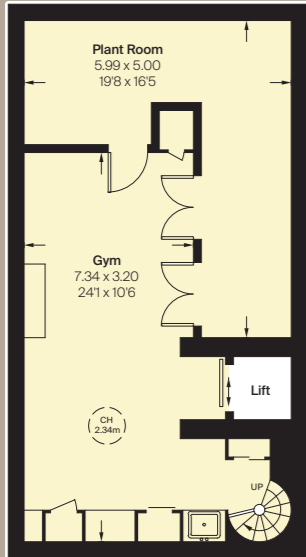
- 7 Bedrooms
 - 6 Bathrooms
 - Guest WC
 - 5 Reception rooms
 - Kitchen
 - Gym
 - Steam/shower room
 - Garden
- Outdoor shower
 - Double garden storage/ external WC
 - Double driveway
 - Electric charging point
 - Access to communal gardens



The principal bedroom suite is arranged over the whole of the first floor with ample storage, a tea and coffee making facility, wardrobe space and a walk-in dressing area. This leads to the principal bathroom, which is a sanctuary of calm, flooded with natural daylight. A huge bath sits in the large bay window overlooking the gardens offering the most stunning outlook towards a canopy of gorgeous trees and an ice-cream coloured crescent of Notting Hill homes.

There are four more good size double bedrooms, two with en-suites and two on the upper floor sharing a family bathroom, ideal for children or a live-in nanny. A smaller laundry/drying room on this floor is an added convenience. A kitchenette with a Zip tap provides tea and coffee making facilities for the early mornings/late nights on these upper floors.





Sub Basement

Approximate Floor Area
5,371 sq ft / 499 sq m

Outbuilding
85 sq ft / 7.9 sq m

Total
5,456 sq ft / 506.9 sq m
including limited use area
52 sq ft / 4.8 sq m
including lifts and excluding void
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.

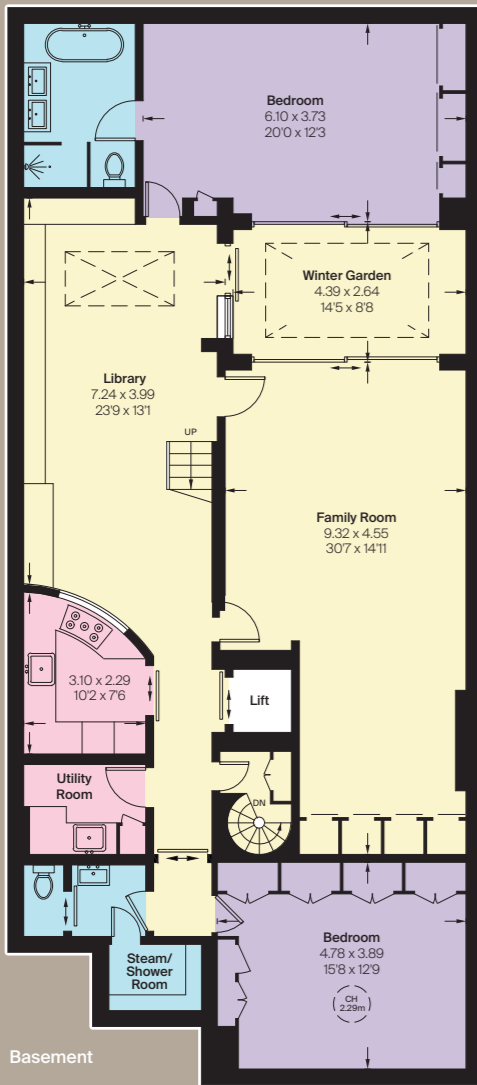
Tenure
Freehold

Price
£16,500,000

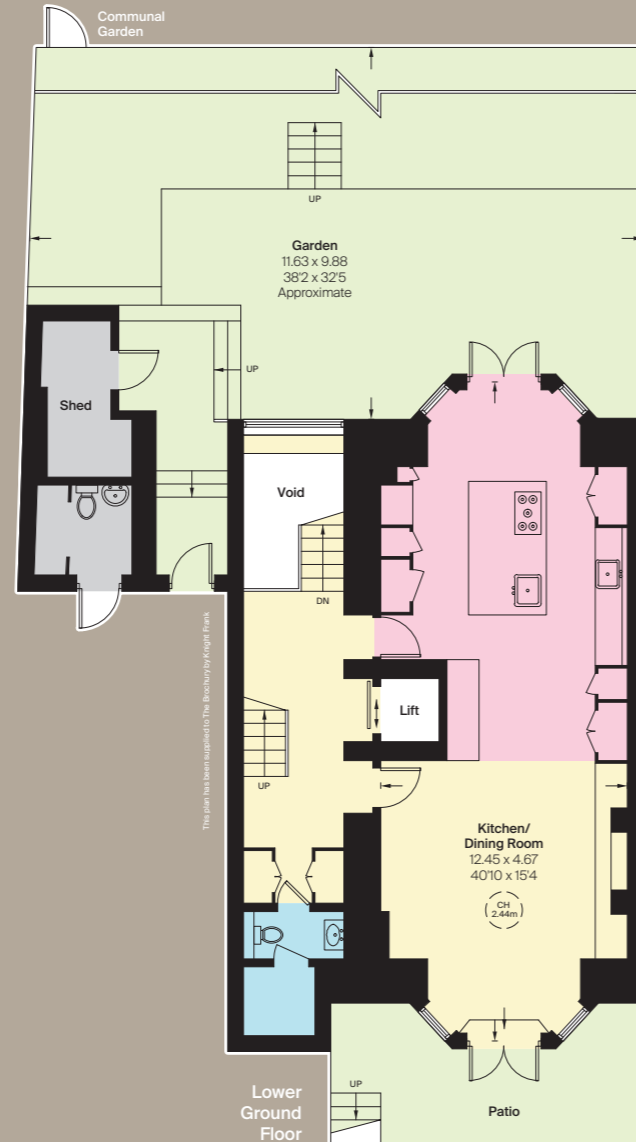
Local Authority
The Royal Borough of
Kensington & Chelsea

Council Tax
Band H

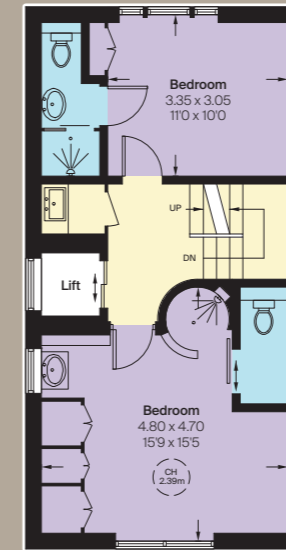
EPC
Rating C



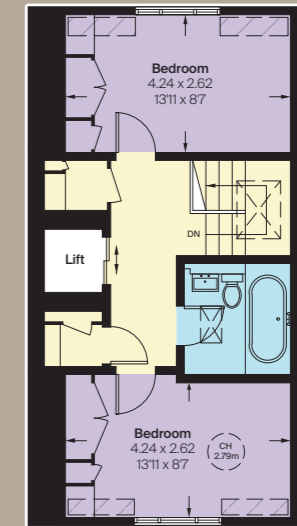
Basement



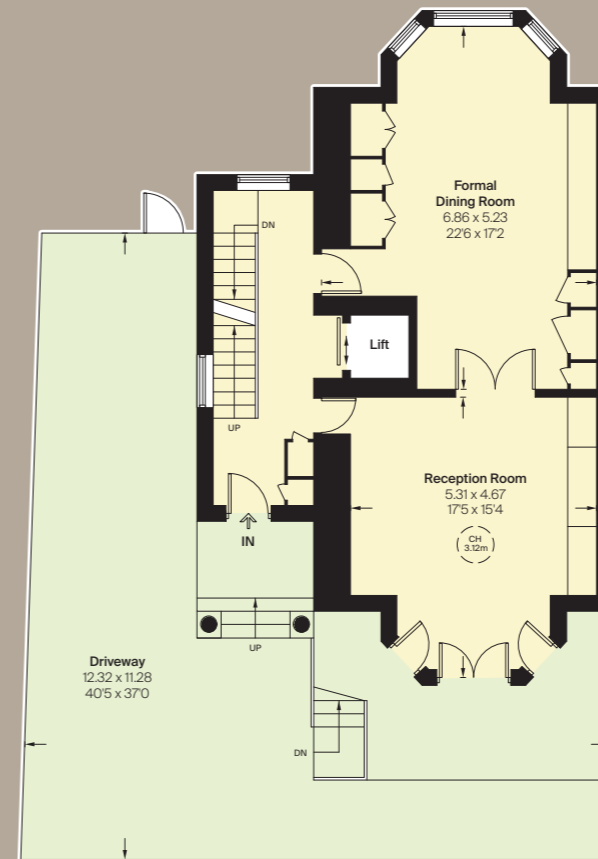
Lower Ground Floor



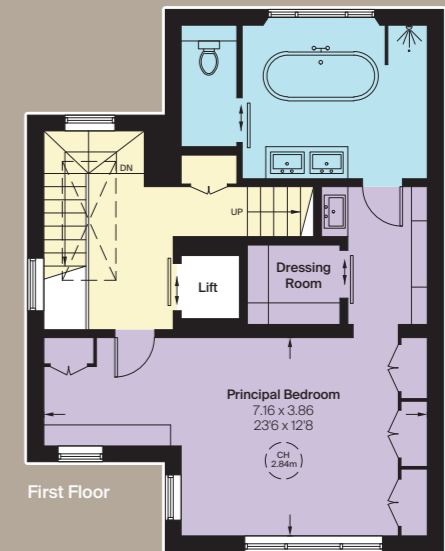
Second Floor



Third Floor



Raised Ground Floor



First 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 January 2024. Photographs and videos dated January 2024.

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