



ELGIN CRESCENT, W11

£1,800,000

Grand period building
Excellent reception space
Separate kitchen
Four bedrooms
Southerly aspect
Prime Notting Hill

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ABOUT THE PROPERTY

The property is configured over the second and third floors of this most attractive period building and offers fantastic flexible accommodation. The second floor comprises excellent open plan dining space which includes a contemporary designed, fully integrated kitchen with a bright southerly aspect, three bedrooms, including a study and a smartly finished bathroom. The upper floor features superb additional reception space, another large double bedroom and an additional en-suite bathroom with a bath.

Ideally positioned just off Kensington Park Road, Elgin Crescent is only a short stroll from the fabulous choice of restaurants on Kensington Park Road and the fashionable



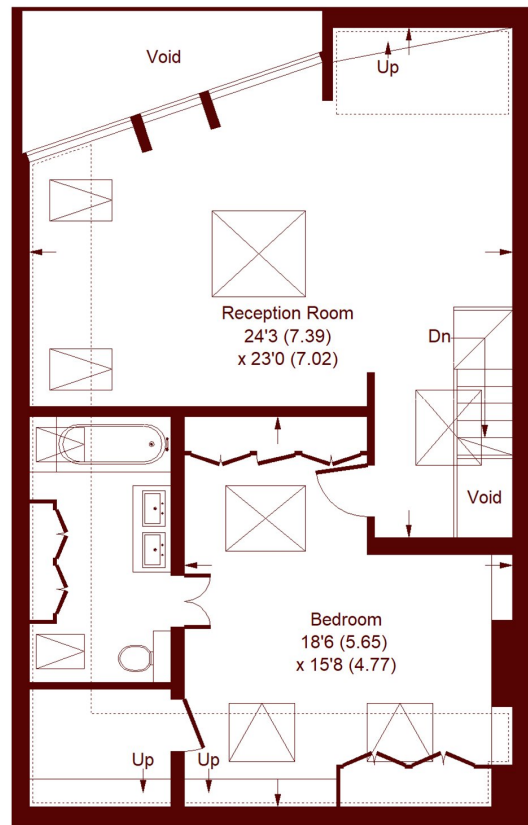
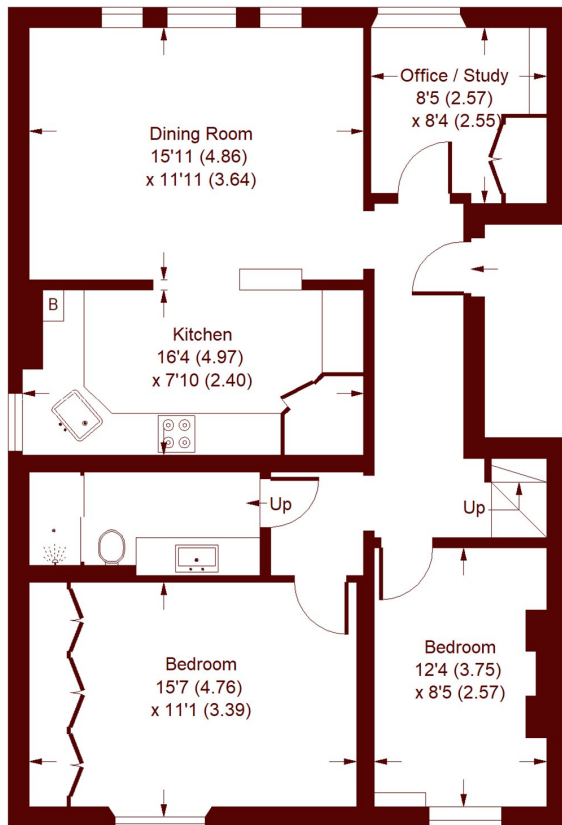
STEP INSIDE ELGIN CRESCENT

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APPROX. GROSS INTERNAL FLOOR AREA = 1653 SQFT / 153.6 SQM
(EXCLUDING VOID)



= REDUCED HEADROOM BELOW 1.5 M / 5'0"



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

Notting Hill
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Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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