



Elgin Crescent, W11

£795 per week (£3,445 PCM) *Furnished*



A lovely two-bedroom garden flat with direct access to the beautiful communal gardens behind.

KEY FEATURES

- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Garden
- Communal Gardens
- Short Let



Notting Hill Lettings

0207 727 3227 | nottinghill@winkworth.co.uk

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A lovely two-bedroom flat in the heart of Notting Hill comprising two bedrooms, one bathroom and a large semi open plan kitchen and pretty living room that opens out onto the private garden. The property has the added and unusual benefit of direct access via the garden to the beautiful communal gardens behind (costs may apply). Available furnished for short let only until May.

Elgin Crescent is an imposing residential street, perfectly located at the heart of Notting Hill running west from Portobello Road. The property is located on the stretch between Portobello market and Ladbroke Grove, seconds from the many shops bars and restaurants of Portobello Road and within easy walking distance of Notting Hill Gate and its many transport links.

Utilities:

Electricity – Mains
Water – Mains
Sewerage – Mains
Heating – Gas
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>





MATERIAL INFO

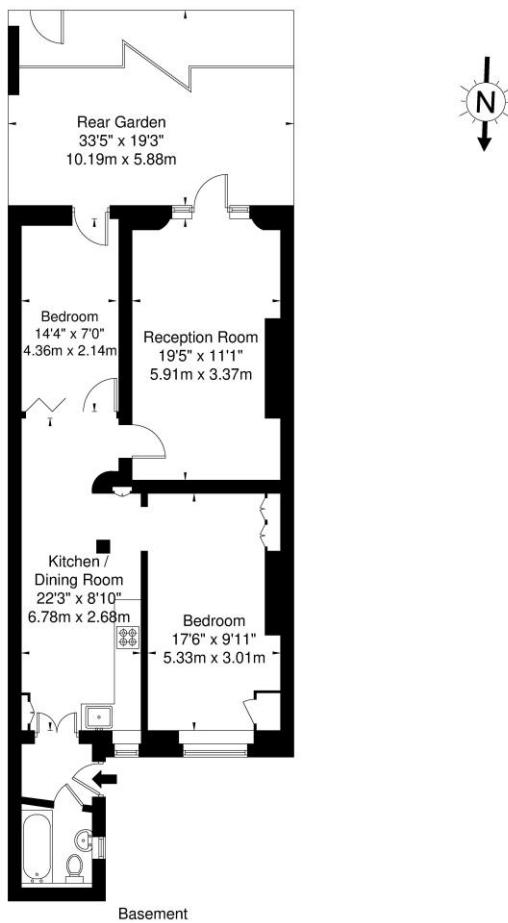
Deposit: £3,975

Holding Deposit: £795

Council Tax Band: E (RBKC)

Elgin Crescent, W11 2JD

Approx. Gross Internal Area = 74.5 sq m / 801 sq ft



Ref

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/rent/property/NHS140272>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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