



Elgin Crescent, W11

£1,595,000 *Share of Freehold*



A WONDERFULLY BRIGHT TWO BED, TWO-BATHROOM MAISONETTE WITH A BALCONY AND ACCESS TO PRIVATE COMMUNAL GARDENS, IN THIS PRIME NOTTING HILL LOCATION.



Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...



This exceptional maisonette is presented in excellent condition throughout and extends to 1,197 including storage. Entry is on the second floor, with stairs leading past a bright landing to the third floor, where you'll find three spacious bedrooms, one ensuite and a further bathroom. On the top floor, a beautifully light-filled open-plan reception, dining, and kitchen area is enhanced by large sliding doors leading to the Balcony/Roof Terrace with views over the communal gardens, it offers the perfect setting for al fresco entertaining. The property comes with the right to apply for access to the Blenheim/Elgin private communal garden.

Elgin Crescent, one of the most sought-after streets in Notting Hill, is a highly desirable, imposing crescent to the west of Ladbroke Grove, a short walk from the many restaurants and boutiques around Kensington Park Road and Portobello Road. Also, within easy walking distance of Notting Hill Gate and Holland Park underground stations.

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 INFORMATION

Tenure: Share of Freehold
Service Charge: £3,000 per annum
Council Tax Band: E (RBKC)
EPC rating: D

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>

Flooding:

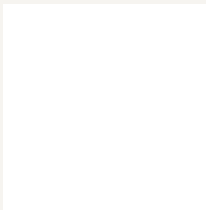
Has the property flooded in the last 5 years: 0



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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



<https://www.winkworth.co.uk/sale/property/NHS250178>

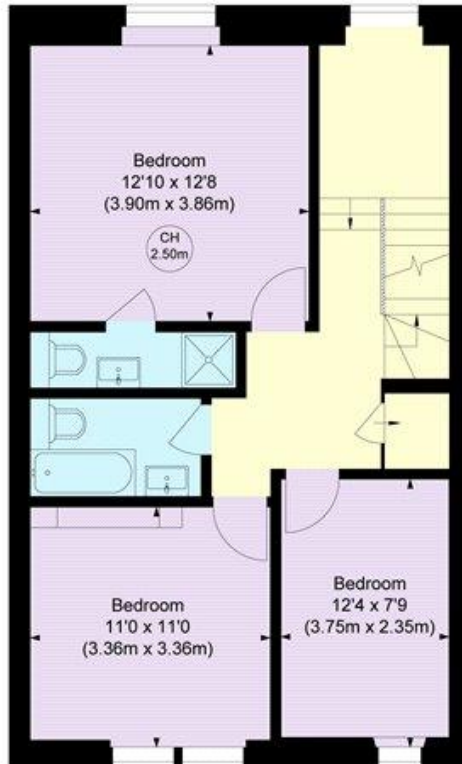
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



ELGIN CRESCENT, W11
APPROXIMATE GROSS INTERNAL AREA
1197 Ft² - 111.20 M²
(INCLUDING EAVES STORAGE)
EAVES STORAGE : 143 Ft² - 13.30 M²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

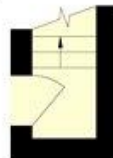
Key :
 CH - Ceiling Height



THIRD FLOOR



FOURTH FLOOR



SECOND FLOOR

Winkworth

Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.