



ELGIN CRESCENT, W11

£1,145,000 SHARE OF FREEHOLD

A BRIGHT, WELL LOCATED AND WELL PROPORTIONED, TWO BEDROOM, TWO BATHROOM APARTMENT WITH ACCESS TO A DECKED COMMUNAL ROOF TERRACE AND USE OF BEAUTIFUL COMMUNAL GARDENS.

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk 178
Westbourne Grove, London, W11 2RH

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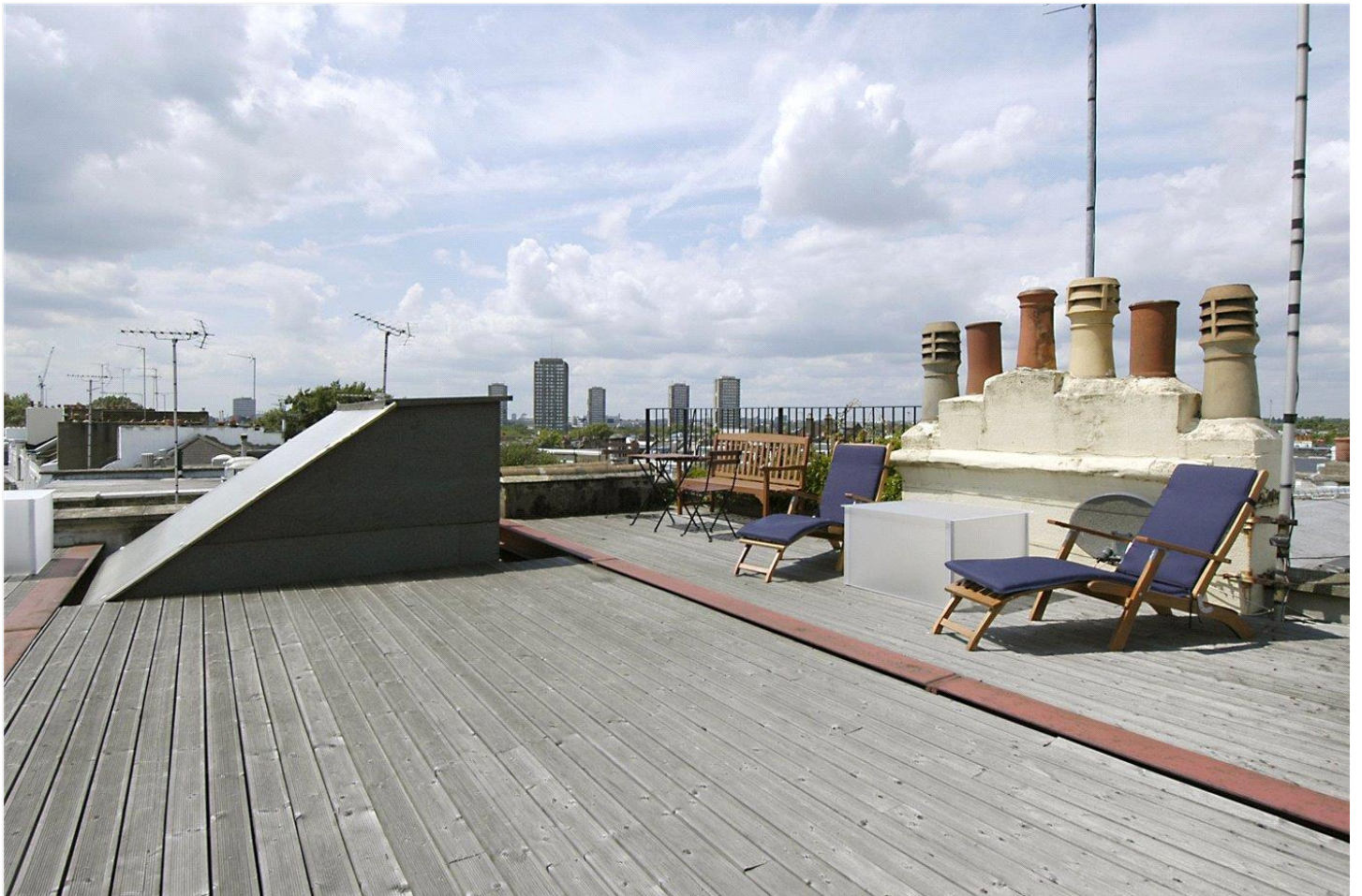


DESCRIPTION:

This bright, two-bedroom apartment forms the top floor of an attractive, end of terrace building, flooded with light from three sides and features a south facing reception space of over 23 feet with open plan kitchen. Accommodation further comprises two equally proportioned double bedrooms, one with ensuite bathroom, the second with own bathroom also. From the hallway, stairs lead up to an amazing communal roof terrace, fully decked with roof top views in all directions. The property additionally has access to beautiful communal gardens.

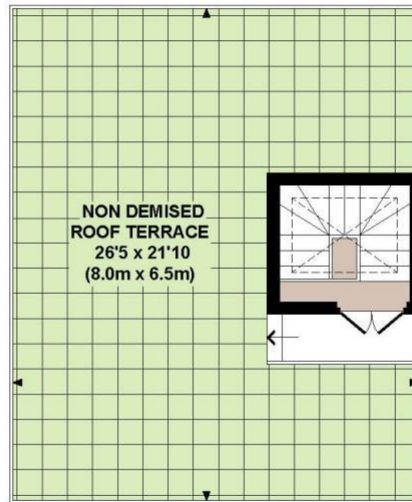
LOCATION:

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 shop's bars and restaurants of Portobello Road and within easy walking distance of Notting Hill Gate and its many transport links.

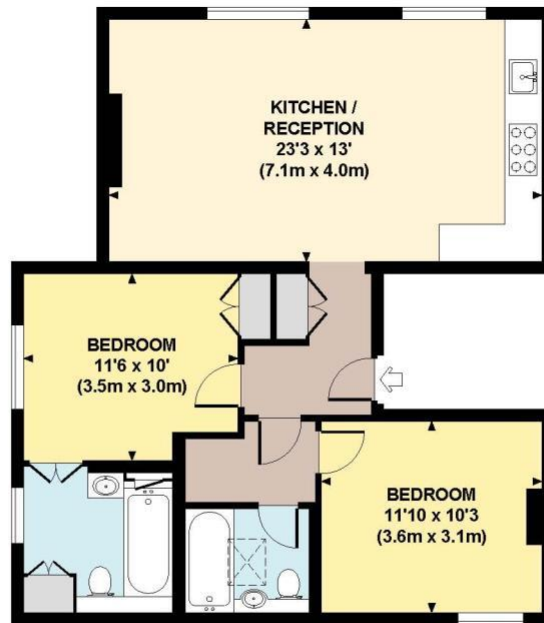


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Approx. gross internal area
752 Sq Ft. / 70 Sq M.



FOURTH FLOOR

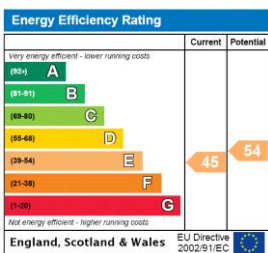


THIRD FLOOR



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2012
Dowling Jones Design www.dowlingjones.com 020 7610 9933

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Utilities:

- Gas – Mains
- Electricity – Mains
- Waste – Mains Sewerage
- Water – Mains
- Broadband – Fiber

Tenure: Share of Freehold

Term: 979 year and 1 months

Service Charge: ~£1000 per annum

Ground Rent: N/A

Council Tax Band: E (Royal Borough of Kensington and Chelsea)

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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