



ELGIN CRESCENT, W11  
**£495,000 SHARE OF FREEHOLD**

**A WONDERFULLY BRIGHT, TOP FLOOR STUDIO FLAT  
WITH A MEZZANINE LEVEL, SITUATED ON THIS  
PRESTIGIOUS NOTTING HILL STREET.**

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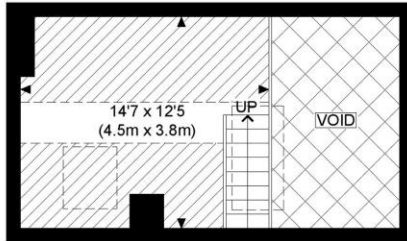
### **DESCRIPTION:**

This incredibly bright studio flat is situated on the second floor of a charming period building on the corner of Elgin Crescent and Kensington Park Road. Flooded with natural light through the many windows and sky lights the flat has a high vaulted ceiling and stairs to a separate mezzanine floor. There is ample storage in the modern kitchen and shower room while period features such as sash windows and the fireplace have been retained.

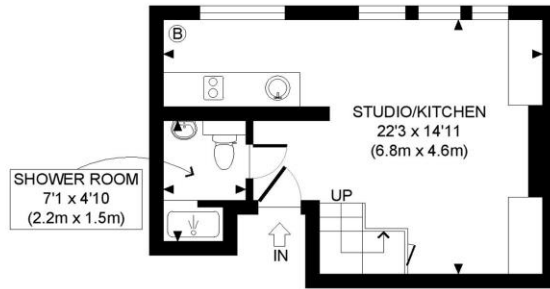
### **LOCATION:**

Elgin Crescent is an imposing residential street, perfectly located at the heart of Notting Hill running west from Portobello Road. The property is located between Kensington Park Road 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.





MEZZANINE  
GROSS INTERNAL  
FLOOR AREA WITH HEAD HEIGHT 181 SQ FT  
FLOOR AREA WITHOUT HEAD HEIGHT 48 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 301 SQ FT



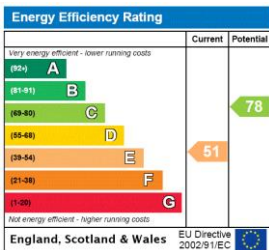
APPROX. GROSS INTERNAL FLOOR AREA: 482 SQ FT/ 45 SQM  
APPROX. GROSS INTERNAL FLOOR AREA EXCLUDING LOW HEAD HEIGHT: 349 SQ FT/ 32 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS COOK

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.



**Tenure:** Share of Freehold

**Term:** 109 years remaining

**Service Charge:** £2,500 per annum

**Ground Rent:** N/A

**Council Tax Band:** Royal borough of Kensington & Chelsea (Band C)

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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