



ELGIN CRESCENT, W11  
**£4,650 PER WEEK (£20,150 PCM) UNFURNISHED**

**THE MOST FANTASTIC AND RARE OPPORTUNITY TO RENT  
THIS WONDERFUL FAMILY HOME IN ONE OF THE AREAS  
MOST SOUGHT-AFTER LOCATIONS.**

Notting Hill Sales | 0207 727 3227 | [nottinghill@winkworth.co.uk](mailto:nottinghill@winkworth.co.uk)

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**DESCRIPTION:**

Laid out over four floors, this substantial mid-end terrace property offers fantastic accommodation with stunning lateral living space and the most beautiful matured terraced garden. The property comprises entrance on the raised ground entering into this spacious and substantial hallway with period staircase. Ground floor comprises double living room with wonderful period features including high ceilings and large bay window with a separate study to the back. Downstairs offers a large fully fitted kitchen, fabulous dining room leading out through French doors into the stunning mature garden, second study/bedroom, cloakroom, and utility room with separate entrance to the front. The first floor has the master bedroom located to the back of the house with ensuite bathroom and second guest bedroom and shower room. The top floor has two further double guest bedrooms, converted dressing room, shower room and a third family bathroom. The house has the most wonderful feel and light throughout and is offered for long term rent. Viewings highly recommended!

**LOCATION:**

Elgin Crescent 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 a within easy walking distance of Notting Hill Gate, Ladbroke Grove and Holland Park underground stations.





# Elgin Crescent, W11 2JR

Approx Gross Internal Area = 318 sq m / 3422 sq ft  
 Garden = 163 sq m / 1754 sq ft  
 Total = 481 sq m / 5177 sq ft

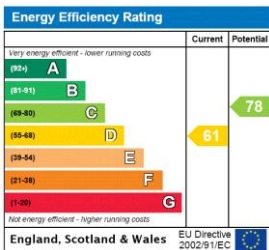


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Copyright **BLEU PLAN**

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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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.



**Deposit:** £27,900 (6 weeks rent)

**Holding Deposit:** £4,650 (1 weeks rent)

**Council Tax Band:** Royal Borough of Kensington & Chelsea (Band H)

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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