



ELGIN CRESCENT, W11
£1,150,000 SHARE OF FREEHOLD

**A RARE OPPORTUNITY TO ACQUIRE THIS WONDERFUL ONE
BEDROOM FLAT ON THE RAISED GROUND FLOOR OF THIS
PERIOD BUILDING.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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DESCRIPTION:

A rare opportunity to acquire this wonderful one bedroom flat on the raised ground floor of this period building with stunning views over the gardens and direct access from the kitchen out to the gardens. The accommodation extends to sq. Ft and comprises; entrance hallway, reception room with high ceilings, separate fully fitted kitchen, spacious bedroom looking out to the gardens and a modern bathroom in the centre of the flat.

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, Portobello Road and Westbourne Grove and a within easy walking distance of Notting Hill Gate and Holland Park underground stations.

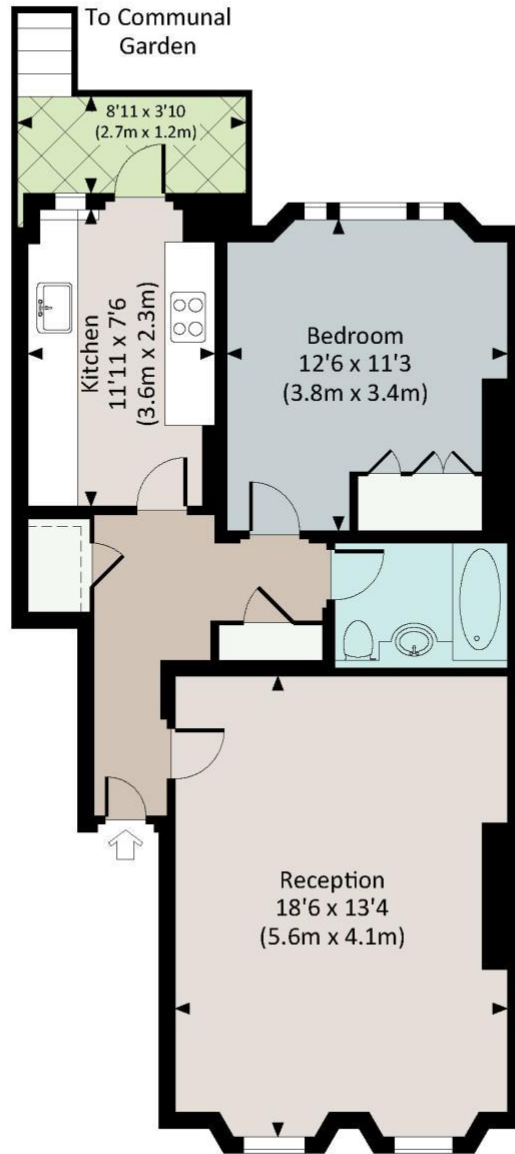


ELGIN CRESCENT, W11

Approx. gross internal area

597 Sq.Ft. / 55.5 Sq.M.

605 Sq.Ft. / 56.2 Sq.M. Inc. Restricted Height Area

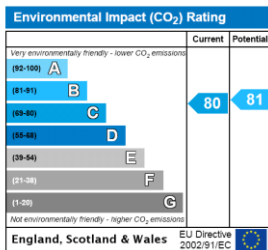
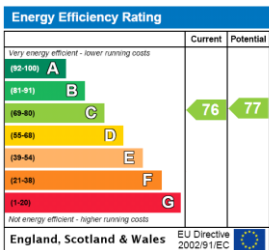


RAISED GROUND FLOOR



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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.



Tenure: Share of Freehold

Term: 993 year and 5 months

Service Charge: £3,325 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band:

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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