



MOUNTGRANGE HERITAGE



Elgin Crescent, W11 £2,500,000 Freehold

A rarely available Freehold mixed-use building, comprising a self contained retail unit and a separate residential upper maisonette, in prime Notting Hill. The shop is at street level with stairs leading to lower ground floor therapy rooms. There is a separate self-contained residential upper maisonette with private street level access.

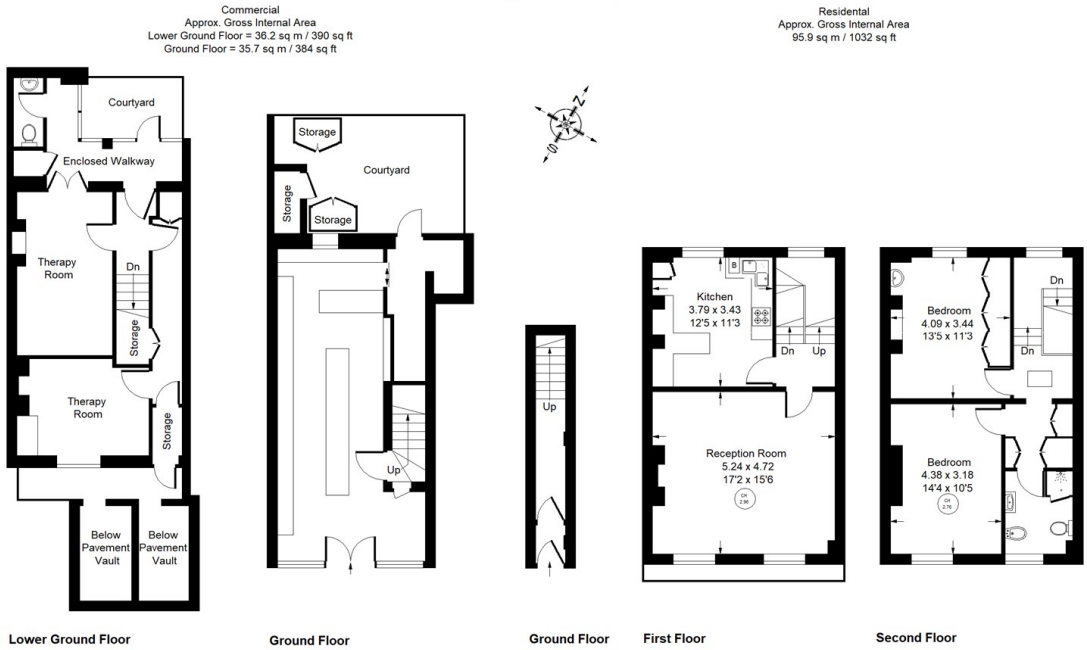
2 Bedrooms | 1 Reception Room | 1 Bathroom

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Elgin Crescent, W11



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Energy performance certificate (EPC)

Flat Elgin Crescent LONDON W11 2JA	Energy rating D	Valid until: 4 April 2033 Certificate number: 0380-2915-8240-2707-0555
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Property type

Top-floor flat

Total floor area

98 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.