

MOUNTGRANGE
HERITAGE



Elgin Crescent, W11 **£1,000,000 Leasehold**

A rare first floor flat in prime Notting Hill with access to private communal gardens. The apartment retains many period features including ornate cornicing, fireplaces and large sash windows with shutters. The high ceilings and large windows allow natural light to flood in. The property provides scope for the incoming purchaser to upgrade the interiors to their own specification and taste. Elgin Crescent is a fabulous address in Notting Hill. The classical stucco-fronted houses create a handsome streetscape and there are outstanding boutiques, restaurants and transport amenities all around. Portobello Road, Westbourne Grove, Notting Hill Gate and Holland Park are all close by.

1 Bedroom | 1 Reception Room | 1 Bathroom

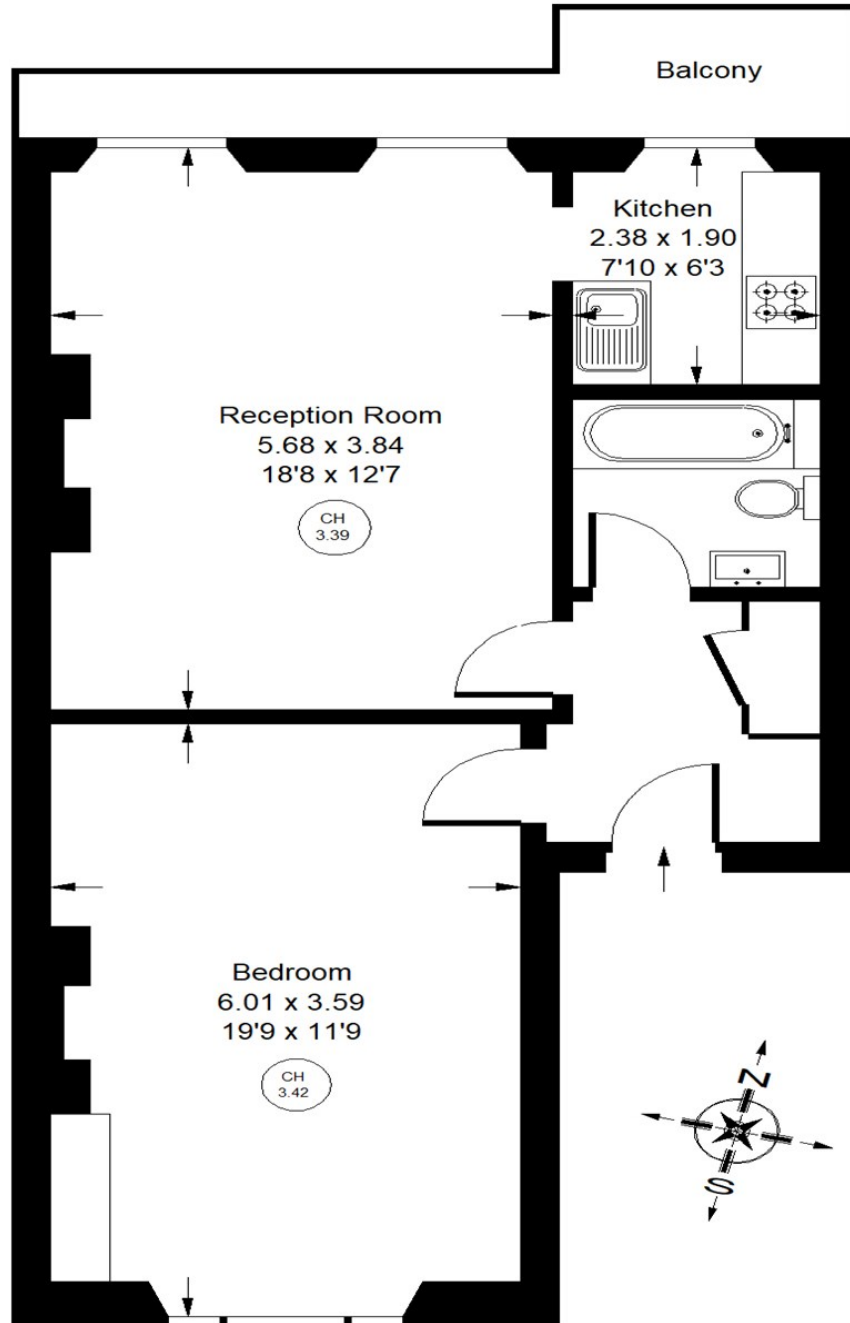
Notting Hill Office
27 Kensington Park Road, London W11 2EU
020 7221 2277
sales@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

mountgrangeheritage.co.uk

Elgin Crescent, W11

Approx. Gross Internal Area
57.6 sq m / 620 sq ft



First Floor

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)

Eight Crescent LONDON W11 2JD	Energy rating E	Valid until: 8 January 2034
		Certificate number: 8130-S874-9412-3509-7106

Property type	Mid-floor flat
Total floor area	55 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 rating and score

This property's energy rating is E. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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.