

DOMUS NOVA



Elgin Crescent, W11
£1,450,000



Contained within a Georgian townhouse in one of Notting Hill's most refined residential crescents, this two-bedroom apartment is all natural light and pared-back interior style. Ascend to the third floor, where the home opens into an open-plan kitchen, dining and reception room. Thanks to its loft proportions, the vaulted ceiling affords a voluminous feel to the space. Sunlight is drawn in through sash and Velux windows, gently illuminating the whitewashed colour scheme. Dark wood floorboards run underneath, contrasting with the exposed brick wall at one end of the room. The kitchen features white glossy cabinets and sleek integrated Siemens appliances, while the rest of the space can be delineated for eating and living purposes.





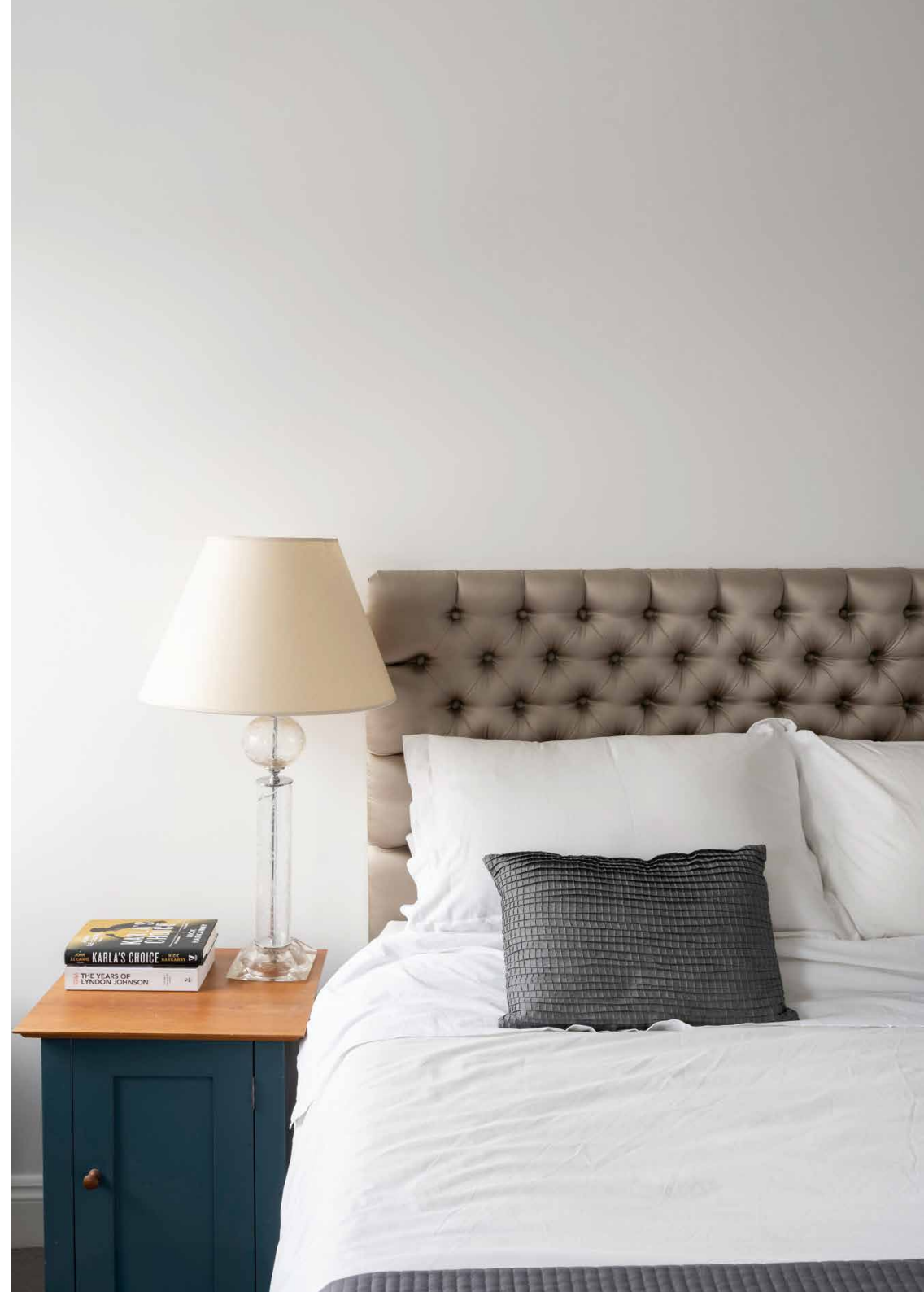


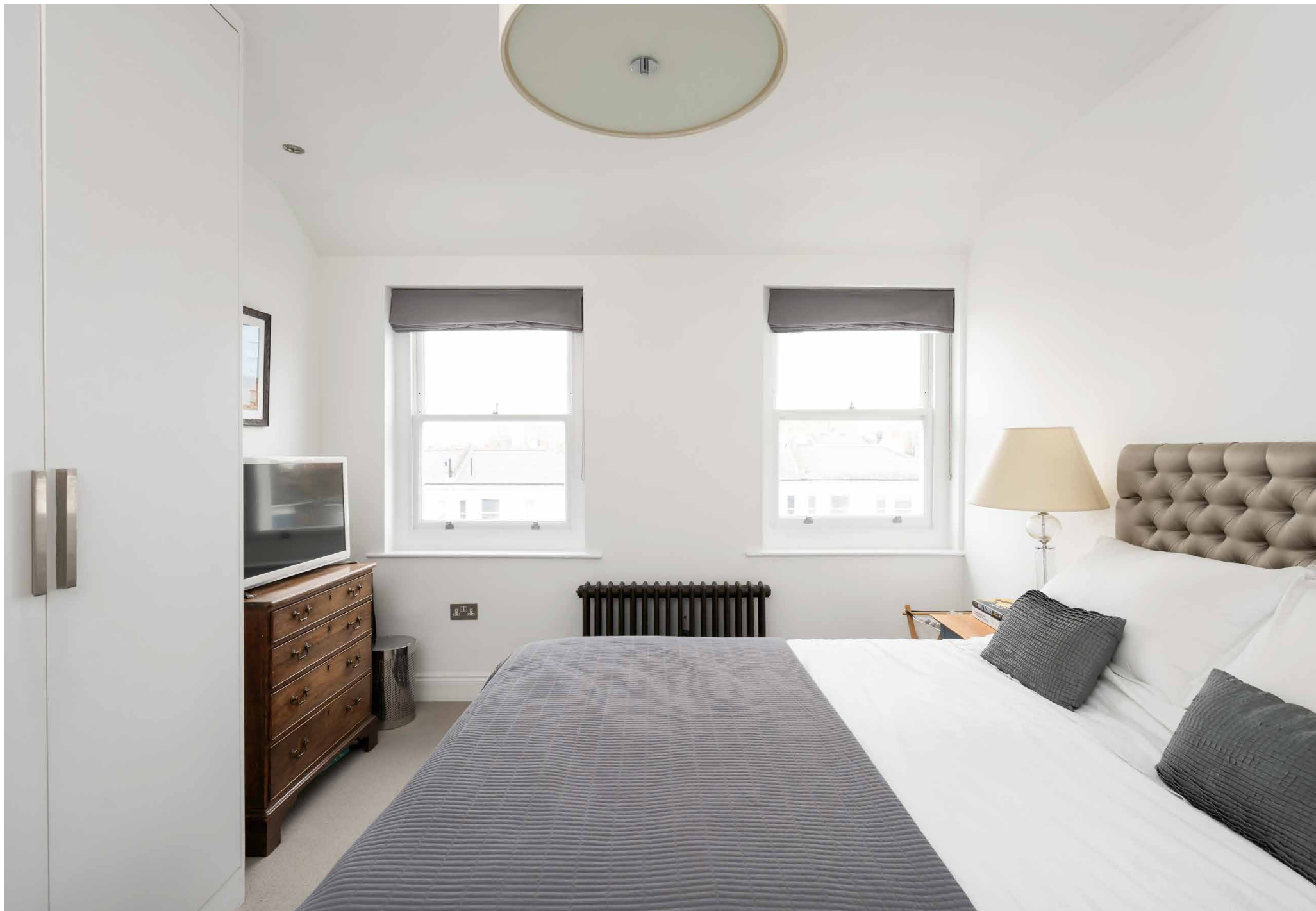


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The principal bedroom suite is a thoroughly calming setting, with its pale walls, carpeted floors and two sash windows. Floor-to-ceiling wardrobes provide a neat storage solution, while another door leads into its en suite bathroom. Oversized tiles wrap around the bathtub, shower and floor. The guest bedroom is equally as tranquil and can be reimagined as an office or dressing room. Completing the home is an additional shower room and spacious loft storage.

Residents of Elgin Crescent can enjoy access to exclusive communal gardens – a verdant sanctuary filled with blossoming trees, flower beds and a children’s playground. It’s a fantastic community space, with fireworks displays held in November and a summer party in July.













Property Details

Open-plan kitchen, dining and reception room
 Principal bedroom suite
 Guest bedroom
 Guest shower room
 Loft storage
 Access to residents' communal gardens
 Royal Borough of Kensington & Chelsea

Approx. 1,096 sq ft / 101.8 sq m
 EPC=D
 Tenure: Share of freehold
 Council Tax Band: F
 Service charge: £3,500

RECEPTION ROOM /
 KITCHEN
 19'4 x 18'5 (5.9m x 5.6m)

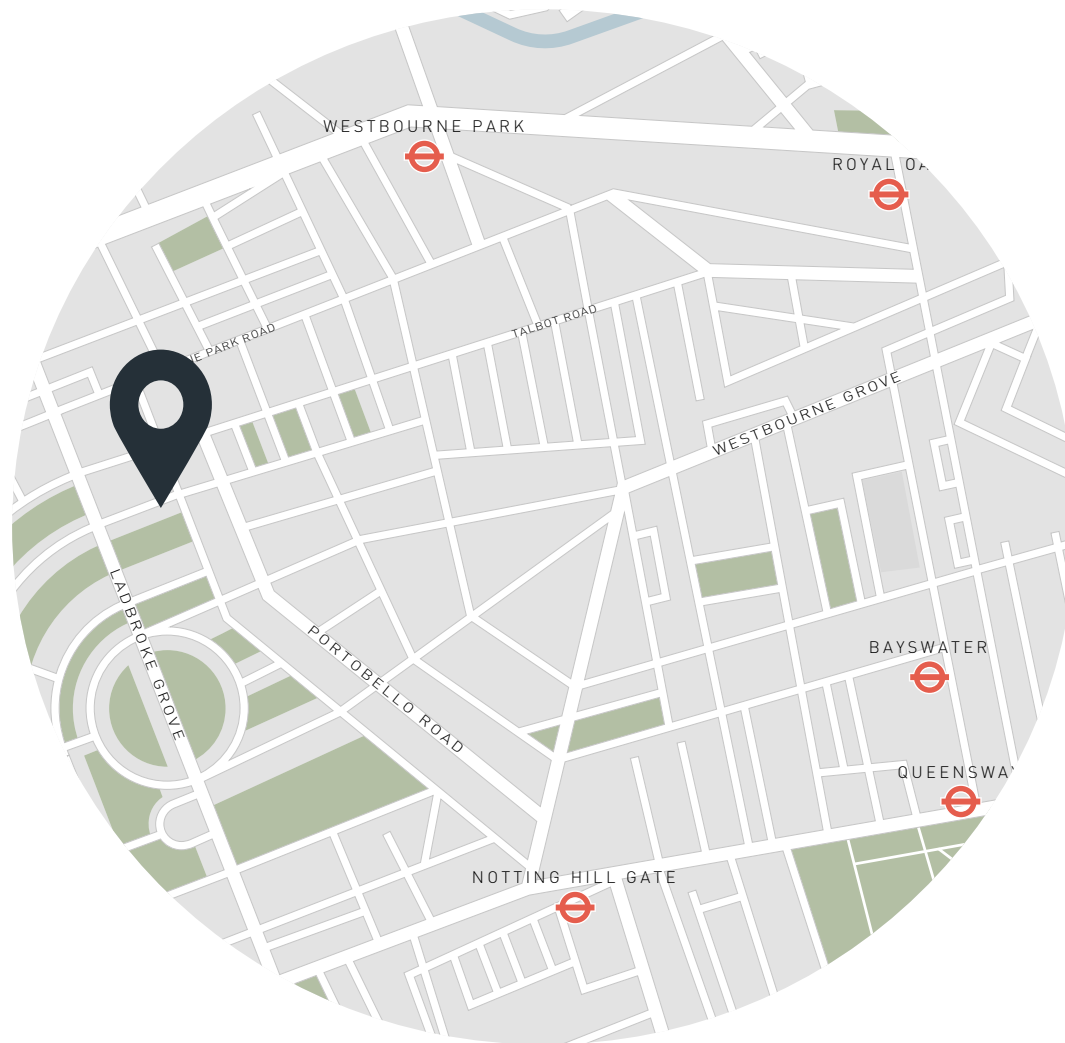
BEDROOM 1
 18'1 x 11'3 (5.5m x 3.4m)

BEDROOM 2
 12'5 x 7'7 (3.8m x 2.3m)

LOFT STORAGE
 19'8 x 15'5 (6.0m x 4.7m)

Approx. Gross Internal Area = 1096 sq ft / 101.8 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.



Location

Elgin Crescent has a peaceful residential feel, while being firmly embedded in Notting Hill's gilded layer. Portobello Road is on your doorstep for vintage clothing, a street food market and iconic Electric Cinema. Head back towards Westbourne Grove, the upmarket spine of Notting Hill for a café brunch at Granger & Co. or Beam. When the sun is shining, pick up organic nibbles from Daylesford or Sally Clarke's deli and head to Holland Park for a picnic. For dinner, indulge in the gastronomical delights of Gold or three-Michelin-starred Core by Clare Smyth.

Ladbroke Grove - 7 mins

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