

DOMUS NOVA



Elgin Crescent W11
£1,100,000



Set in a quiet corner of Notting Hill, this one-bedroom apartment offers both a sense of seclusion and seamless access to the area's most vibrant street. Arranged across the raised ground floor, lateral living comes infused with natural light.

Past the entrance, an open-plan kitchen and reception room effortlessly captivates with sprawling proportions and streamlined design. Exuding a serene simplicity, a minimalist kitchen keeps things practical with clean lines, integrated appliances and a handleless style. The large bay window imbues light throughout, illuminating the details of ornate cornicing and a picturesque period fireplace.





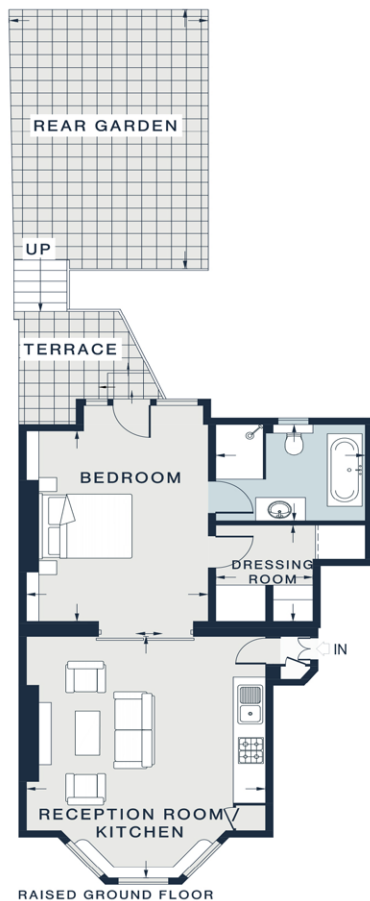
Beyond a pocket door, a restful colour scheme exudes a sense of calm in the bedroom. Soft teal walls are punctuated with recessed alcoves, forming sophisticated spots to store books or artwork. In the en-suite, a freestanding bathtub offers a leisurely place to refresh. Beyond this room, a terrace connects the apartment to a peaceful patio garden.











Property Details

Open-plan kitchen and reception room
Principal bedroom suite
Fitted storage
Private garden
Royal Borough of Kensington & Chelsea

Approx. 624 sq ft / 58 sq m
EPC=C
Tenure: Leashold
Lease Length: circa 109 years
Council Tax Band: E
Service charge: £3,000 per annum

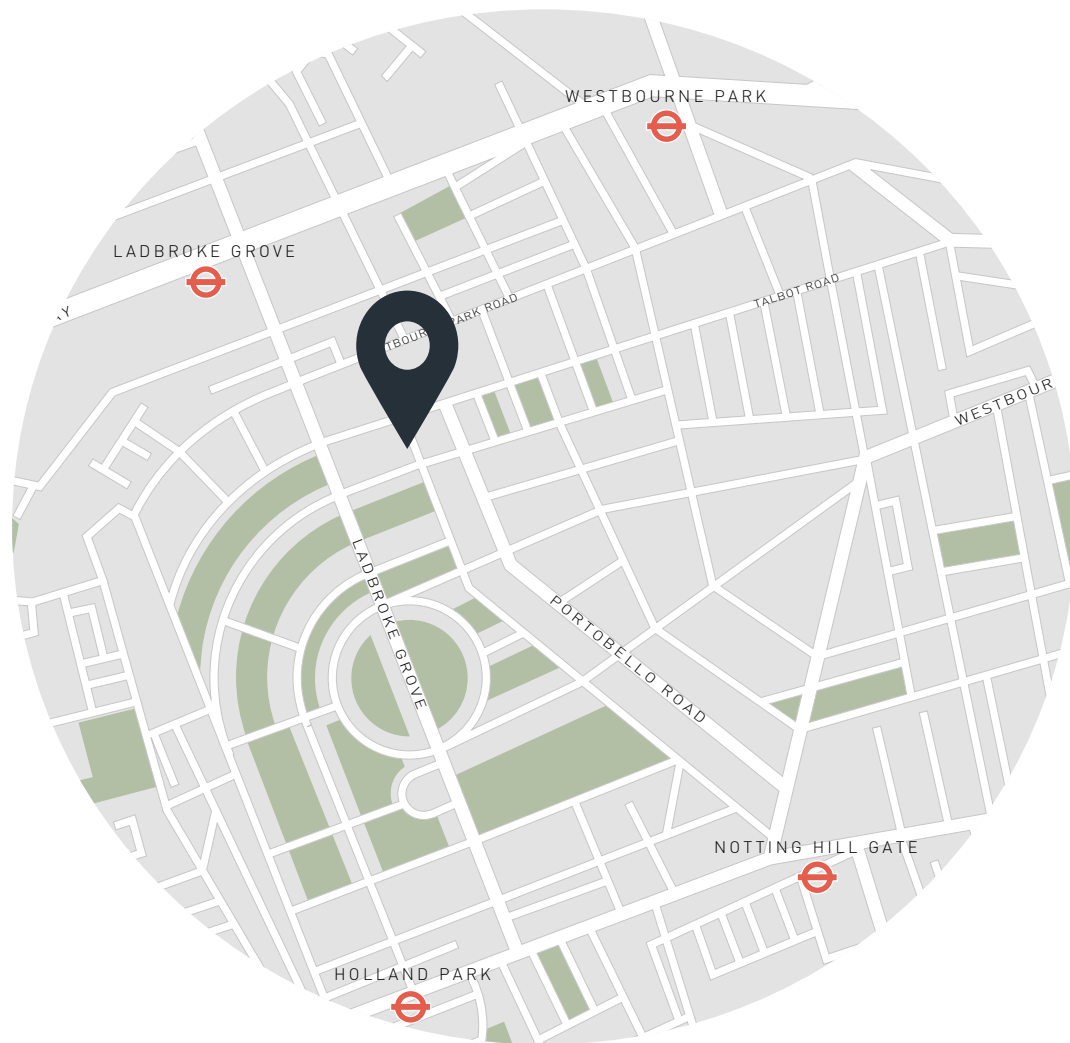
RECEPTION ROOM /
KITCHEN
18'6 x 15'0 (5.6m x 4.8m)

BEDROOM 1
14'7 x 12'1 (4.4m x 3.7m)

DRESSING ROOM
7'5 x 6'6 (2.2m x 2.0m)

Approx. Gross Internal Area = 624 sq ft / 58 sq m

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



Location

Elgin Crescent is wrapped in a suburban air but is firmly embedded in Notting Hill's gilded layer. Sift through vintage treasures on your morning stroll along Portobello Road. Head back towards Westbourne Grove, the spine of Notting Hill for a café brunch in one of its upmarket eateries. When the sun is shining, pick up organic nibbles from Daylesford or Sali Clarke's deli and head to Holland Park. Stock up a basket of seasonal produce at the Notting Hill Fish & Meat Shop or indulge in a three Michelin-starred dinner at Core by Clare Smyth.

Notting Hill Gate - 12 mins

Ladbroke Grove - 7 mins

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