

# TATES

020 7602 6020



## Elgin Crescent, London W11 2JR

**£1,250,000**

- Two Bedroom Flat
- Desirable Location
- Share of Freehold
- Landlord Grove Station 7mins away
- Council Tax Band F - Kensington & Chelsea
- Private Garden
- Wooden Flooring
- Portobello Market only 3mins away
- Notting Hill Gate Station 12mins away

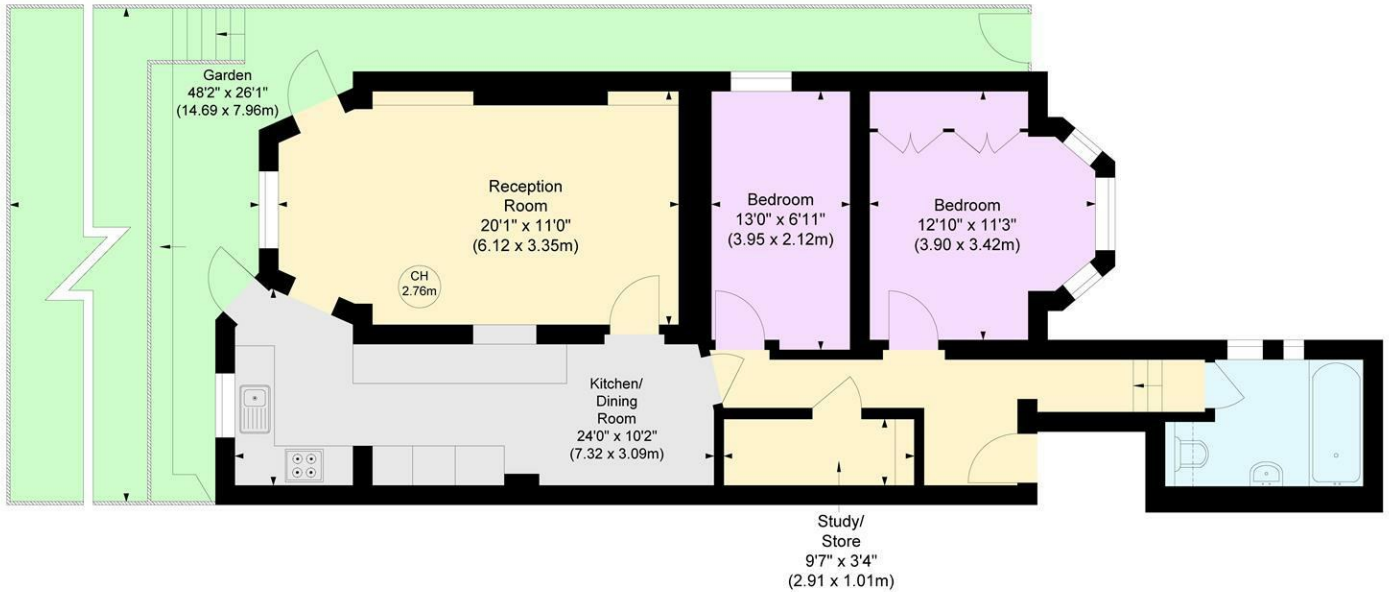
# ELGIN CRESCENT, W11

Approximate gross internal area

857 sq ft / 79.62 sq m

Key :  
CH - Ceiling Height

z ← → s



## GROUND FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

Whilst these particulars are produced in good faith and are believed to be correct, no guarantee is given, nor any responsibility accepted, by Tates nor by any of its representatives, for their accuracy. The particulars do not constitute part of any offer or contract, and it is recommended that such things as measurements, condition, structure, services, appliances, fixtures and fittings and facilities are all independently assessed by the prospective purchaser or renter of the subject property prior to committing to any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
63		77
England & Wales		
EU Directive 2002/91/EC		

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