





### Key Features

- Newly-refurbished two bed flat with its own entrance
- Spacious and bright reception room
- Separate fully-fitted eat-in kitchen
- Private garden & direct access to communal gardens
- Fantastic Notting Hill location

### Description

**\*\*\*SHORT LET (3 to 6 MONTHS)\*\*\*** A lovely, newly-refurbished two bedroom apartment with its own private entrance and lovely garden located in the heart of Notting Hill. This exquisite garden flat is set within a period building and comprises a spacious and bright reception room with doors leading out to the lovely private garden (which opens directly onto the beautiful communal gardens), fully fitted kitchen with dedicated dining space, one large double bedroom with fitted wardrobes, second good-size bedroom, and a modern family bathroom.

### Situation

Elgin Crescent is a fantastic location in the heart of Notting Hill, close to all of the amenities of Portobello Road and Westbourne Grove. The nearest underground stations are Ladbroke Grove (Hammersmith & City Line) and Notting Hill (District, Circle and Central Lines).

\*Water rates, Council Tax, TV Licence included | Electricity & Gas not included\*

**ELGIN CRESCENT,  
NOTTING HILL, W11**



*Lovely, newly-refurbished two bedroom garden flat in fantastic Notting Hill location*



## Terms

**Price:** £850.00 per week

**Furnished/Unfurnished:** Furnished

**Local Authority/Council Tax:** Inclusive

**Viewing** Call M2 on 020 7043 8431

**Parking:** Residents Parking

**Fees:** M2 Property do not charge tenant administration fees. We are members of The Property Ombudsman Redress Scheme for Residential Sales and Lettings (Membership No. D00776) and Client Money Protect (Membership No. CMP003231).

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <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		Very environmentally friendly - lower CO <sub>2</sub> emissions (82-100) <b>A</b> (61-81) <b>B</b> (49-60) <b>C</b> (36-48) <b>D</b> (28-34) <b>E</b> (21-28) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	74	76	85
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Approximate Gross Internal Area = 73 sq m / 786 sq ft

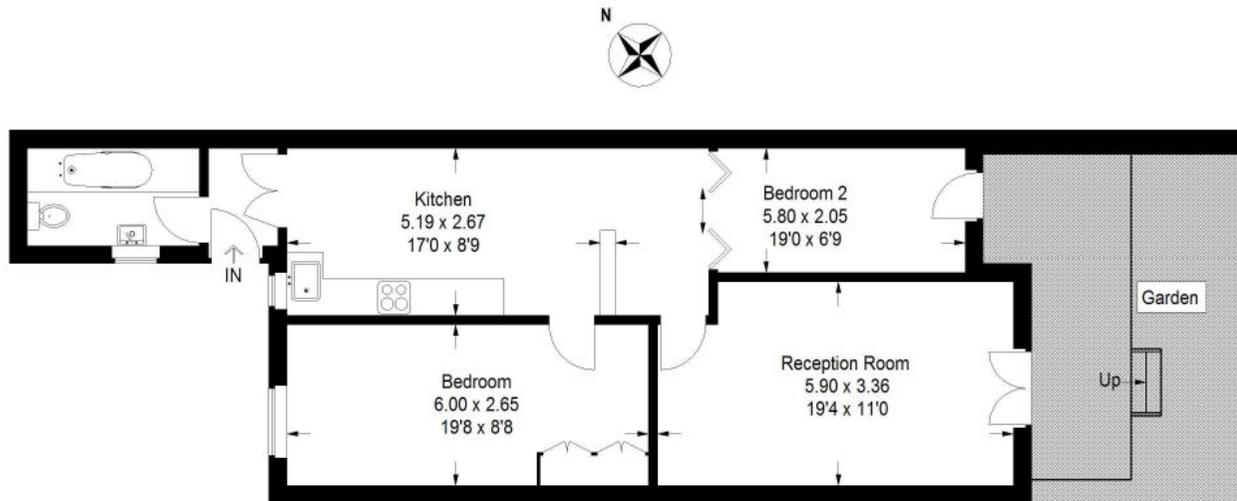


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**M2property**

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