

# Cornwall Crescent

Notting Hill, W11



**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

This is a rare opportunity to acquire a freehold building over 2,560 sq ft with a large south-east facing private garden.

A stylishly presented freehold house laid out over five floors, comprising four one bedroom flats and a shell and core lower ground floor providing a development opportunity.



**4 RECEPTION ROOMS**



**4 BEDROOMS**



**4 BATHROOMS**



**FREEHOLD**



**2,582 SQ FT**



**GUIDE PRICE  
£3,500,000**



### The property

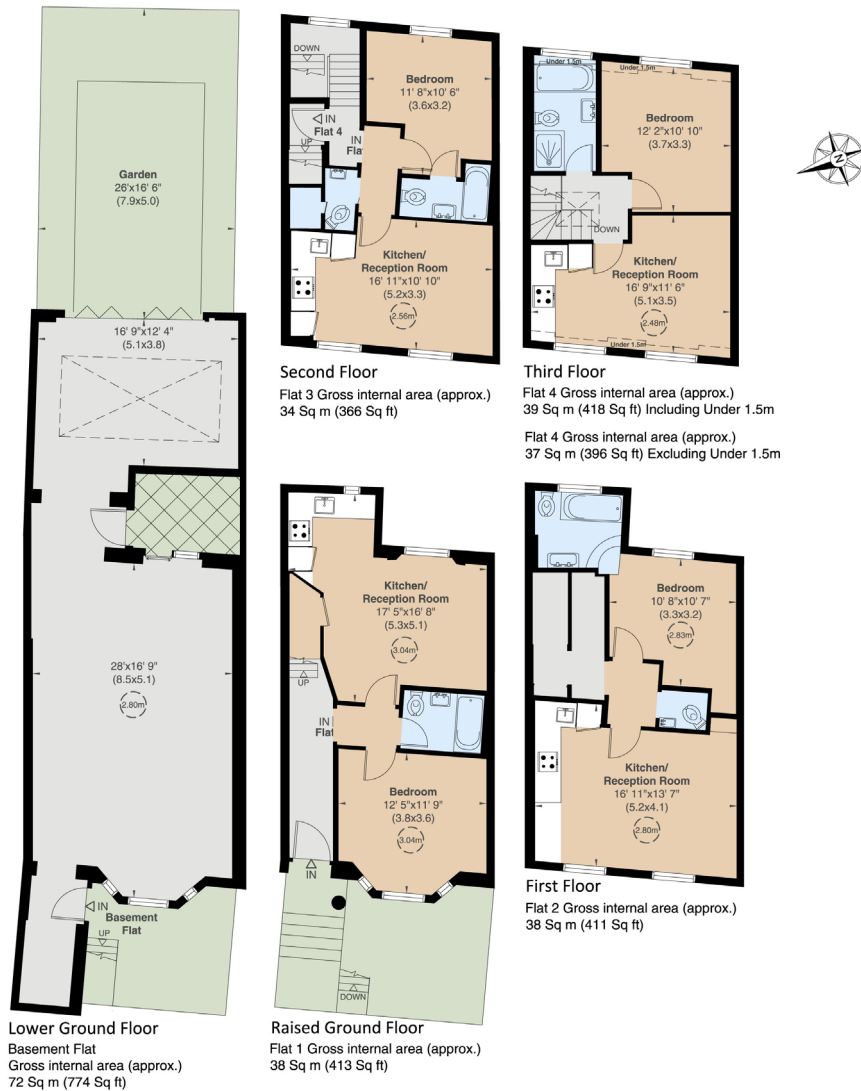
The property is currently arranged as five self-contained units. The upper four floors are four recently refurbished one-bedroom flats presented in immaculate condition. The lower ground floor is currently in shell and core condition in need of a full renovation.

### Location

Cornwall Crescent is a pretty, treelined address in the Ladbroke Conservation Area, located just off Ladbroke Grove, close to Portobello Road, Westbourne Grove and Notting Hill Gate. Local shops, excellent transport links and underground stations are located nearby.







## Floorplans

**Gross internal area 2,582 sq ft (240 sq m) including under 1.5m**  
**2,560 sq ft (238 sq m) excluding under 1.5m**  
 For identification purposes only.

## General

Tenure: Freehold

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax: Band D

EPC Rating: D

Parking: RBKC

Broadband: Available

## Notting Hill

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