

Linden Gardens

Notting Hill, W2



A well-presented and bright two-bedroom flat in an impressive, stucco fronted building.

This fantastic third floor flat offers generous proportions with a balanced blend of living and entertaining space.



1 RECEPTION ROOM



2 BEDROOMS



1 BATHROOM



SHARE OF FREEHOLD



703 SQ FT



**ASKING PRICE
£850,000**



The property

The open plan kitchen/reception room has impressive volume and is flooded with natural light from the large windows. The two bedrooms and bathroom are at the rear of the property.

Location

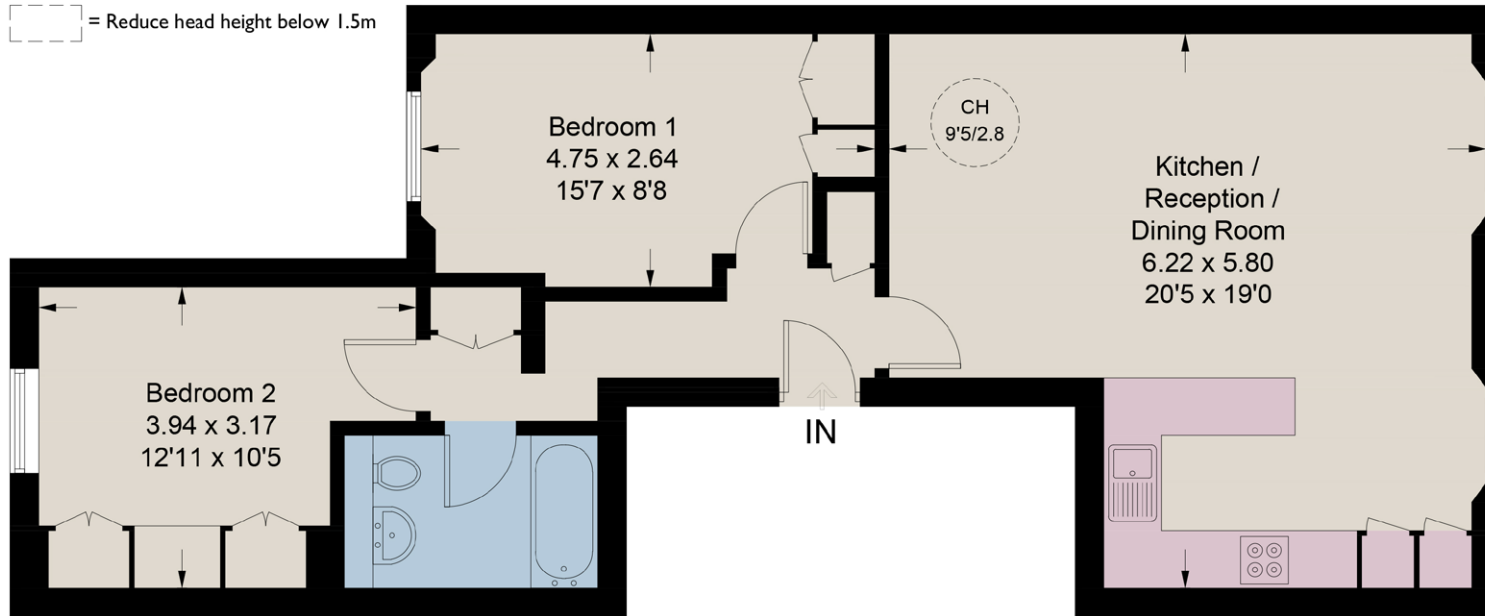
Linden Gardens is a quiet cul-de-sac conveniently located just north of Notting Hill Gate and just moments from an excellent choice of shopping and transport facilities, restaurants, bars and cafés. The green spaces of Kensington Gardens are within striking distance.







[Dashed box] = Reduce head height below 1.5m



Third Floor

Floorplans

Gross internal area 703 sq ft (65.3 sq m)
including limited use area (2 sq ft / 0.2 sq m)
For identification purposes only.

General

Tenure: Share of Freehold, 999 years from and including 1 January 2018

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: £2,566.32 per annum

Ground Rent: Peppercorn

Council Tax: Band F

EPC Rating: D

Parking: Residents' permit

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2026. Particulars prepared February 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Notting Hill

303 Westbourne Grove, London, W11 2QA

020 7221 1111

nottinghill@struttandparker.com

struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

