

Linden Gardens,
Notting Hill



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An outstanding and superbly designed raised ground floor flat, with exceptional proportions and a very large garden*.

The flat is part of a stunning traditional stucco-fronted building, which was recently renovated.

The kitchen is beautifully designed with bespoke joinery and leads seamlessly to an impressive reception room with wonderful 3.6m ceiling heights, a feature gas fireplace, original shutters and ornate cornicing.

The two bedrooms are located at the rear of the property, with views over and access to a wonderful, shared garden*. There are two separate bath/shower rooms, a guest WC, and a utility room (with separate washer and dryer units).

*The garden is not demised and is shared only with the lower ground floor flat in the building.



Location

Linden Gardens is a quiet cul-de-sac conveniently located just north of Notting Hill Gate and moments from an excellent choice of shopping, restaurants, bars, and cafés. The transport links of Notting Hill Gate (Central and Circle & District Lines) and Paddington (National rail and Elizabeth Lines) are close by and the green spaces of Kensington Gardens, Hyde Park and Holland Park are within striking distance.

Postcode region: W2

General

Tenure: Leasehold, 160 years from 25 December 2003
Local Authority: Royal Borough of Kensington and Chelsea
Council Tax: Band G
EPC Rating: C
Service Charge: Approximately £3,300 per annum, plus £1,200 into a reserve fund
Parking: Residents' available
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**1,180 sq ft (110 sq m)
Raised ground floor
3.6m ceiling height
Meticulously renovated
65' Garden*
Leasehold**

Guide price £1,900,000



Linden Gardens, W2

Gross internal area (approx.)
110 Sq m (1180 Sq ft) Including Loft
98 Sq m (1050 Sq ft) Excluding Loft
For identification only. Not to Scale



For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



Strutt & Parker Notting Hill

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