

# Linden Gardens, Notting Hill



# Strutt & Parker

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A stunning, raised ground floor, three-bedroom apartment moments from Notting Hill Gate station.

Positioned within an elegant stucco-fronted period building on a sought-after cul-de-sac in the heart of Notting Hill, this beautifully presented raised ground floor apartment combines timeless period charm with contemporary comfort.

Ideally located moments from Kensington Gardens and Hyde Park, the property enjoys a very quiet setting tucked away on a gorgeous tree-lined street, while offering immediate access to the beating heart of Notting Hill Gate and the very best of West London living.

The apartment presents airy, well-balanced accommodation complemented by refined character features and generous storage space, with on-street residential parking and proximity to public transport.

Flooded with natural light brought in through tall sash windows complete with original shutters, the breath-taking reception room makes an immediate impact. The impressive ceiling height, unique cornicing, stunning chandelier, and antique mantelpiece with living flame gas fire give the room a touch of style and class, with a spaciousness ideal for both entertaining and relaxing.

Two large double bedrooms at the rear offer quiet and cosy retreat, while the third bedroom just off the hallway could also be purposed as a home office.

The well-appointed separate kitchen affords a modern space at the centre of the apartment, with clean lines and stainless-steel units, and again the bathroom has a bright contemporary feel finished with grey travertine effect tiles.



Location

Set within a prime Notting Hill address and offering an enviable Hyde Park location, this elegant home presents a rare opportunity to acquire a stylish period apartment in one of London's most prestigious neighbourhoods.

Postcode region: W2

General

Tenure: Share of freehold. 125 years from 25 March 2002  
Local Authority: The Royal Borough of Kensington and Chelsea  
Council Tax: Band F  
EPC Rating: C  
Service Charge: £3,772 per annum  
Parking: Resident parking  
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

980 sq ft (91 sq m)  
Reception room  
Kitchen  
3 bedrooms  
1 bathroom  
Share of freehold

Guide price £1,250,000

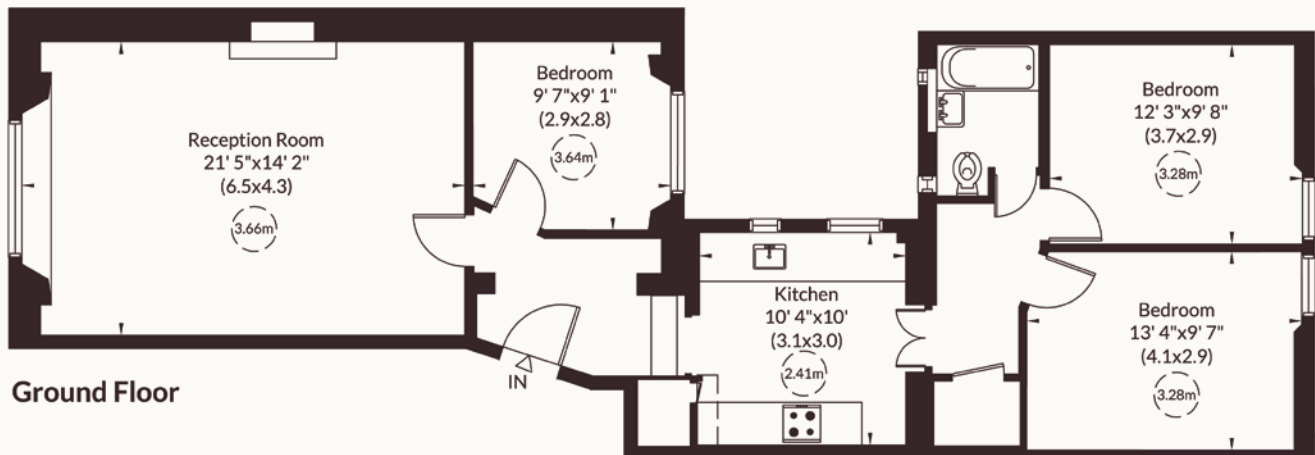


Approximate Gross Internal Area  
86 sq m/ 927 sq ft  
Limited Use Area 1 sq m/ 13 sq ft  
Attic Storage 4 sq m/ 40 sq ft  
Total 91 sq m/ 980 sq ft

Not to Scale, for identification only



Reduced head height below 1.5m



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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