



# LINDEN GARDENS

Notting Hill, W2





# LINDEN GARDENS, NOTTING HILL W2

\*50 year lease - Cash buyers only\* An elegant maisonette set within a handsome period building in the heart of Notting Hill, offering generous proportions and timeless character.



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EPC

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of Freehold, approximately 52 years remaining

Service charge: £2,400 per annum, reviewed each year, next review due 2026

Guide Price: £1,200,000



## CHARMING PERIOD HOME WITH STRIKING FEATURES

\* 50 year lease - Cash buyers only\* A beautifully arranged two bedroom, two bathroom maisonette situated within a classic stucco fronted Victorian building on one of Notting Hill's most sought after roads. Extending to approximately 1,567 square feet, the property is defined by its impressive ceiling heights, well balanced layout and charming period detailing. The raised ground floor features a vast double reception room with tall sash windows, ornate cornicing and two striking marble fireplaces, providing a bright and welcoming space ideal for both entertaining and everyday living. On the lower ground floor, the principal bedroom is extremely generous and benefits from fitted storage and an en-suite shower room. A second double bedroom and a well appointed kitchen complete the accommodation, alongside a further bathroom.

The property is offered with a share of freehold tenure and 50 year lease. There is a premium to extend the lease, please do contact Knight Frank for further information.







## EXCEPTIONAL LOCATION

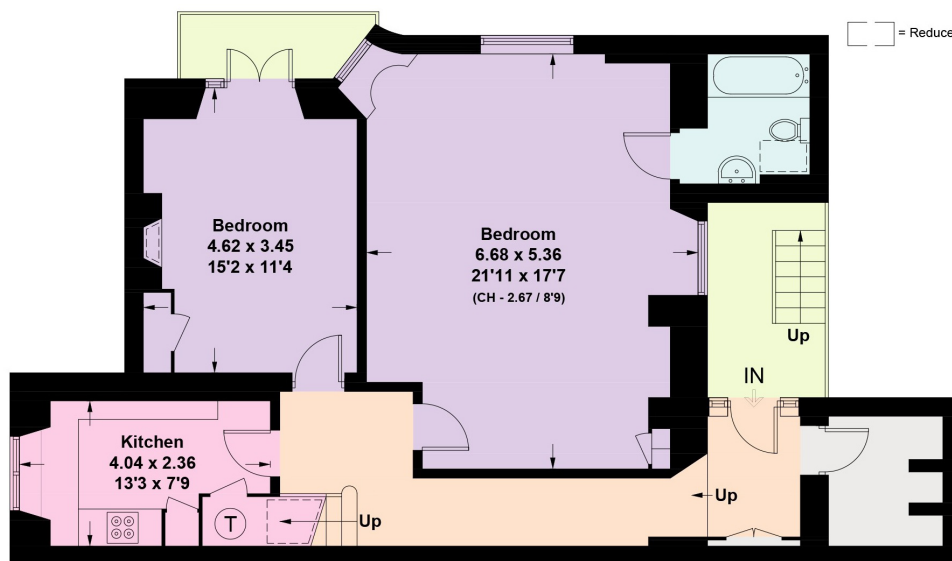
Linden Gardens is a tree lined residential street located moments from the boutiques, cafés and restaurants of Notting Hill Gate and Westbourne Grove. The open green spaces of Kensington Gardens and Hyde Park are within easy reach, as are the excellent transport connections at Notting Hill Gate Underground station (Central, Circle and District lines).

The area is renowned for its elegant architecture, cosmopolitan atmosphere and convenient access to the West End.

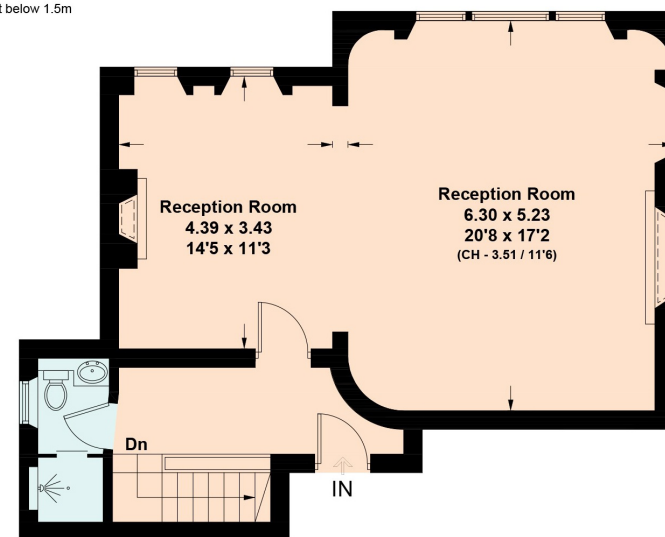




# Linden Gardens, W2



Lower Ground Floor



Raised Ground Floor



Approximate Gross Internal Area = 145.6 sq m / 1,567 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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