

RPRS

CONTACT

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FOR SALE

£700,000

Rare two bedroom flat in prime Notting Hill location

ADDRESS

Flat 4, 47 Linden Gardens,
London,
W2 4HQ

SIZE

61.44 m² (661 ft²)
Approx. gross internal floor area

KEY FEATURES

- + Prime Notting Hill location
- + Two bedroom apartment
- + Open plan kitchen / reception room
- + Two bathrooms
- + Additional self contained room
- + High ceilings - over 3m
- + Street parking
- + In need of renovation
- + Pembridge conservation area
- + Excellent travel links

OVERVIEW

The property is a two bedroom second floor apartment with a separate self-contained room (previously used as an annex) within an attractive stucco fronted period building located on Linden Gardens, a sought after no through road located in Notting Hill, W2.

The property is accessed via the communal second floor landing and the apartment comprises an open plan reception room including a kitchen with integrated appliances, a family bathroom and two double bedrooms, with the principal bedroom having ensuite facilities.

There is an additional self-contained room located across the communal landing that was previously used as an annex. Purchasers will need to satisfy themselves of planning on the room if they want to use it as a studio.

The apartment retains numerous features such as high ceilings, fireplaces, decorative ceiling coving, and sash windows.

The property has strong investment potential and will be of interest to owner occupiers and investor alike.

LOCATION

Linden Gardens is a sought after residential street ideally situated in the heart of Notting Hill, one of London's most desirable neighbourhoods. Nestled just moments from the vibrant Notting Hill Gate, within the Pembridge conservation area, the property benefits from an exceptional range of amenities including stylish cafés, boutique shops, and renowned restaurants.

Excellent transport links are within easy reach, with Notting Hill Gate Underground Station (Central, Circle & District lines) offering fast access to the West End, the City, and beyond.

The open green spaces of Kensington Gardens and Hyde Park are just a short stroll away, providing a tranquil escape from urban life. The area is also well served by a number of prestigious schools and cultural institutions, making it a popular choice for both professionals and families alike.

Linden Gardens itself is a quiet, tree-lined cul-de-sac, offering a sense of peace and privacy while still being in close proximity to all the attractions and conveniences of central London.

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ACCOMMODATION

Ground	56.20 m ²	605 ft ²
First	5.24 m ²	56 ft ²
TOTAL	61.44 m²	661 ft²

Approx. gross internal floor area

SERVICES

We understand the property has mains gas, electricity, water and drainage. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

COUNCIL TAX

The property is rated E by Kensington and Chelsea Council. Interested parties should make their own investigations.

TENURE

Leasehold
Lease term: 999 Years from 24th June 1973
Ground rent: Peppercorn
Service charge: £2,674.44 per annum (2025)

All interested parties should make their own investigations.

GUIDE PRICE

£700,000

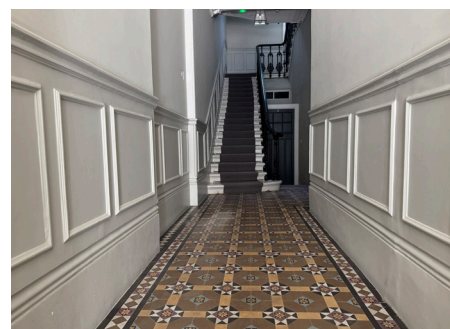
VIEWING

Please contact joint sole selling agents:

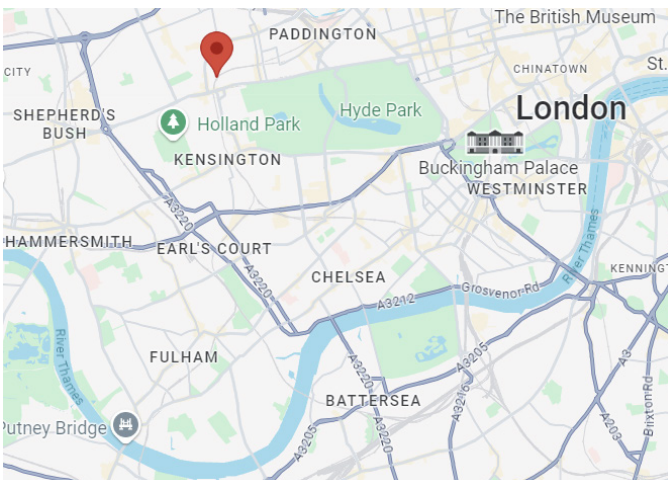
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NOTE

RPRS and our joint sole agents are instructed by Receivers in the sale of this property. The property is sold as seen. All interested parties should make their own investigations and satisfy themselves of all matters prior to purchase.



Linden Gardens, W2



Energy Performance Certificate (EPC)

Full details available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.