

# Linden Gardens

NOTTING HILL W2







A generously proportioned maisonette arranged over the first and second floors of this period conversion, situated moments from Hyde Park.

Nestled in the Pembridge Conservation Area, Linden Gardens is a cul-de-sac comprising of tree-lined Victorian terraced houses. The apartment is within a five-minute walk of Notting Hill Gate Underground Station, which is served by the Central, Circle and District lines.

During the current ownership, improvements were made to the previous layout to create a large, open-plan kitchen and reception area. This west-facing room features floor-to-ceiling French doors that open onto a balcony. The reconfiguration of the bedroom and bathroom space on the second floor creates an uncompromising and balanced layout.







#### ACCOMMODATION

- Open-plan kitchen/ reception room
- Principal bedroom suite with walk-in wardrobe
- Two further bedrooms (one en suite shower room)
- Shower room
- Guest WC
- Utility room
- Balcony

#### TERMS

**Tenure** Leasehold; plus Share of Freehold (999 years from 19th September 2005)

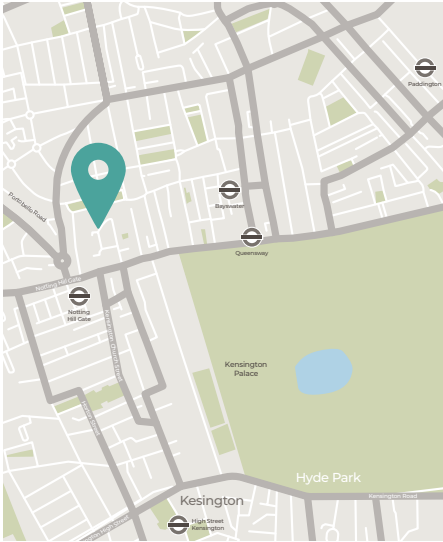
**Guide Price** £2,750,000 subject to contract

**Service Charge** £3,000 including contribution to sinking fund

**Local Authority** Royal Borough of Kensington and Chelsea

**Council Tax** Band G

**EPC** Rating D



## Approximate Gross Internal Area

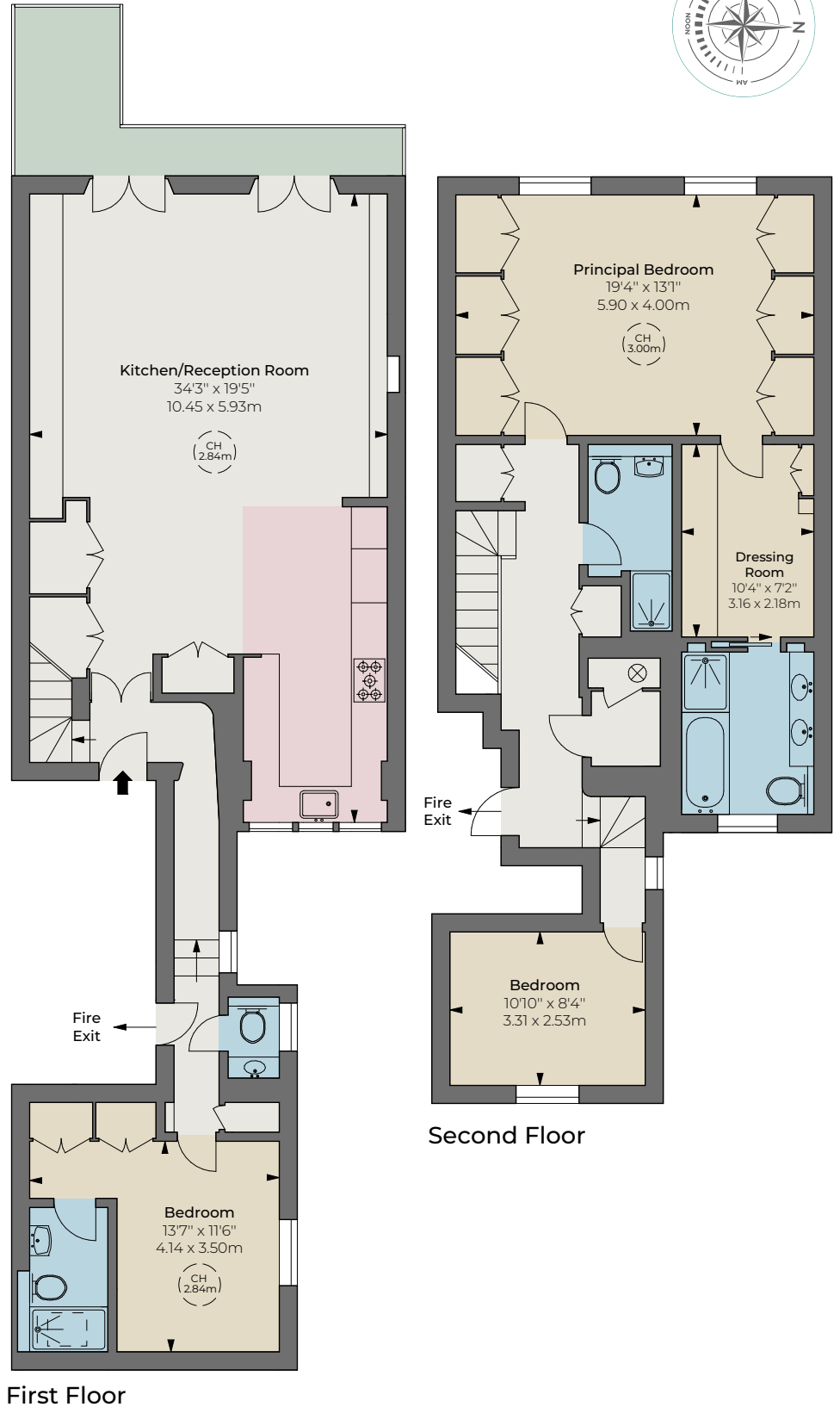
1,650 sq ft

153.29 sq m

CH: Ceiling height

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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