

THE PRIVATE OFFICE  
REAL ESTATE

# LINDEN GARDENS

NOTTING HILL, LONDON, W2



“A truly superb two bedroom Notting Hill apartment. Featuring a wonderful roof terrace that is not only private but provides far reaching panoramic views across Notting Hill and beyond towards Hyde Park”

Christopher Shaw



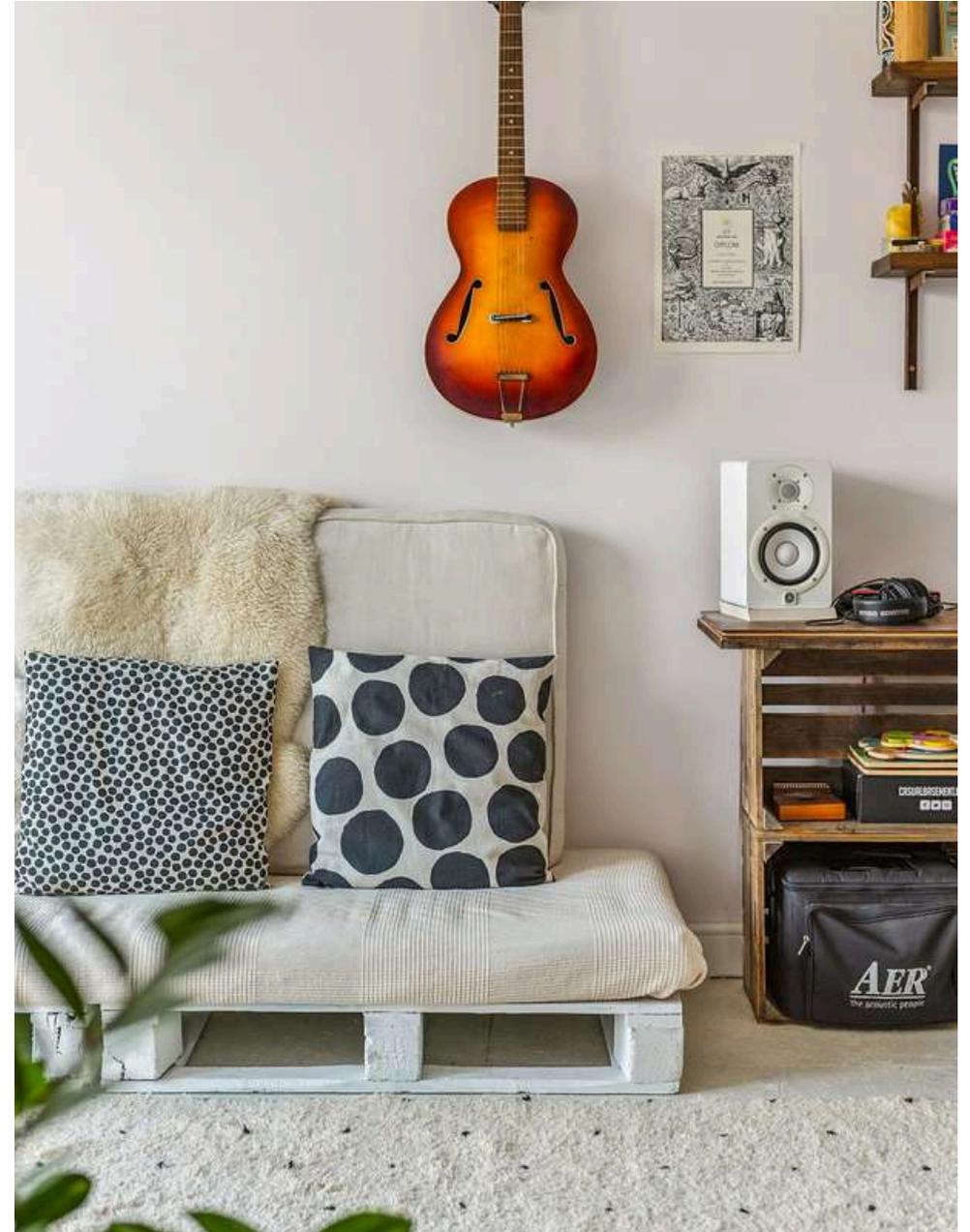


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This apartment is unique in configuration having been carefully designed by the current owner, as a result it offers a significant amount of lateral living space which is further complimented by an impressive vaulted ceiling. Double height ceilings reaching 4m can be enjoyed in the open plan living area which allows for a wealth of natural light. This area, which comprises a fully fitted kitchen, is ideal for entertaining, and leads perfectly up to a second living space with direct access to the sizeable roof terrace.



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There are two generous double bedrooms and the principal bedroom features an en-suite, while a separate, well-proportioned family bathroom sits off the hallway. A utility cupboard and additional storage are located on the landing. It is also worth noting the entire apartment was comprehensively refurbished, with new wiring, a heating system and additional insulation throughout.



## LINDEN GARDENS, NOTTING HILL

Linden Gardens is a peaceful yet highly convenient, tree-lined road in the heart of Notting Hill. Just moments away is Kensington Church Street, Hyde Park and in particular Kensington Gardens and the Princess Diana Memorial Playground. All that Notting Hill has to offer is also moments away including vibrant Portobello Road and fashionable Westbourne Grove. Notting Hill Gate station is nearby providing excellent transport links via the Central, Circle and District lines. Paddington Station, with National Rail services, the Heathrow Express and the Elizabeth Line, is also close by, ensuring fast and convenient connections across London and beyond.

2 Bedrooms (1 Ensuite)  
1 Family Bathroom  
Open Plan Kitchen/Dining Room  
Reception Room  
Roof Terrace

Tenure: Share of Freehold  
Underlying Lease Length: 999 years from 31 January 1985  
Service Charge: £2,593 per annum

**GUIDE PRICE £1,650,000**



## Linden Gardens, W2

Approximate Gross Internal Area = 1164 sq ft / 108.1 sq m  
(Excluding Reduced Headroom / Eaves Storage / Atrium Void)

Reduced Headroom / Eaves Storage = 89 sq ft / 8.3 sq m

Total = 1253 sq ft / 116.4 sq m



Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1246359)



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**FIXTURES AND FITTINGS** All fixtures, fittings and furnishings i.e. curtains, light fittings and garden statuary etc. are expressly excluded from the sale, but some items may be made available by separate negotiations.

**VIEWINGS** Strictly by appointment with the sole marketing agents The Private Office: Real Estate

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Details prepared: October 2025 Photographs: Taken September 2025

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