

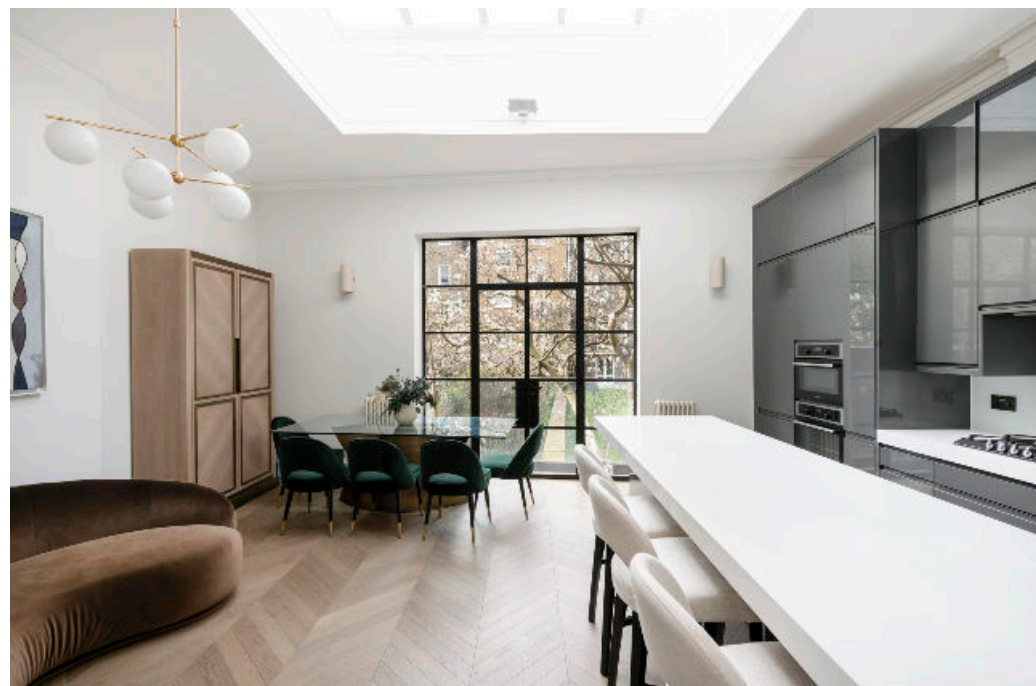


Linden Gardens, Notting Hill **W2**

Linden Gardens, Notting Hill W2

Knight Frank are delighted to offer to the market this beautifully refurbished apartment just a short walk from Hyde Park. The raised ground floor features exceptionally high ceilings and an impressive yet simple balance of period features and modern finishes throughout. The reception room has excellent light and volume and features herringbone floors and a large marble fire place.

Located in the heart of Notting Hill, this apartment is just a short walk from Notting Hill Gate, Westbourne Grove, and Hyde Park, offering easy access to some of the best shopping, dining, and entertainment that London has to offer.



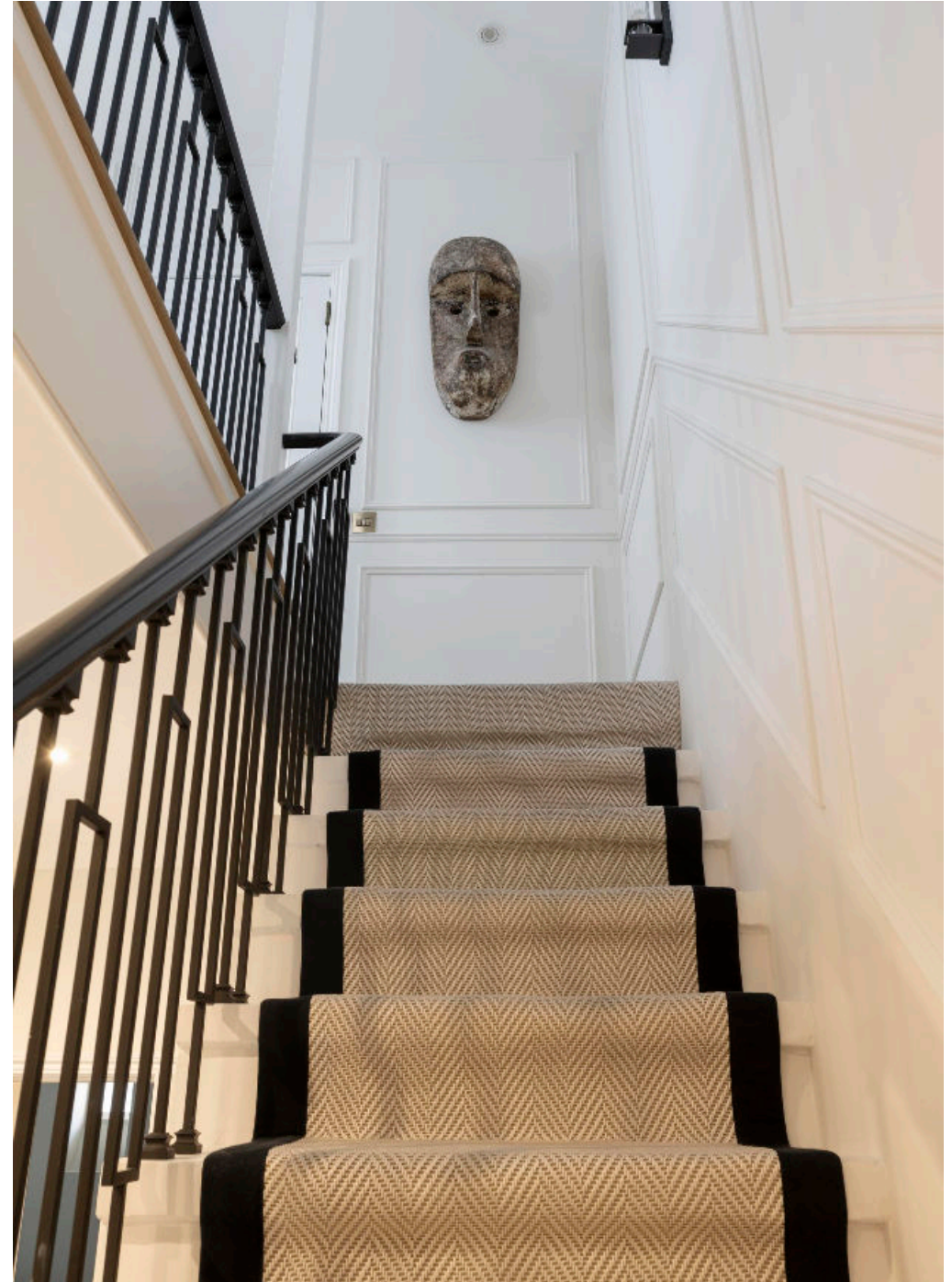
Guide price: £2,500,000

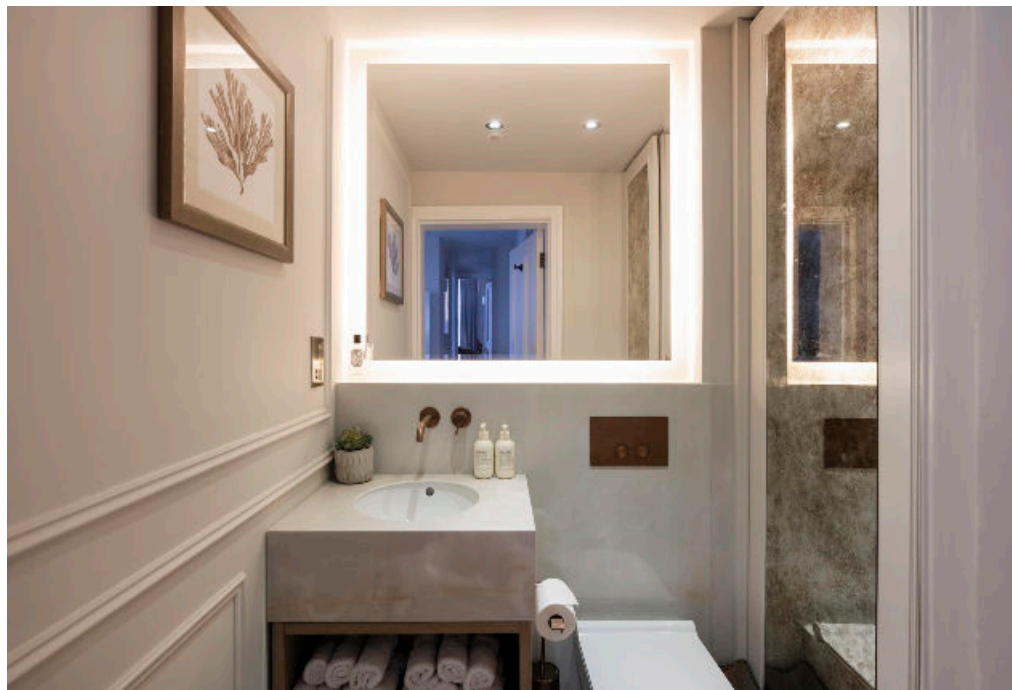
Tenure: Share of freehold, approximately 955 years remaining

Service charge: £2,695 per annum, reviewed every year, next review due 2025

Local authority: Royal Borough of Kensington and Chelsea

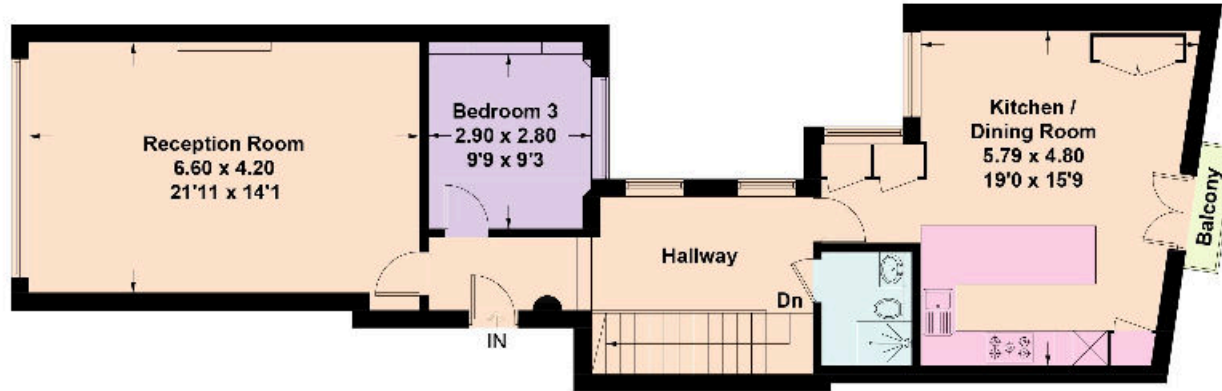
Council tax band: G







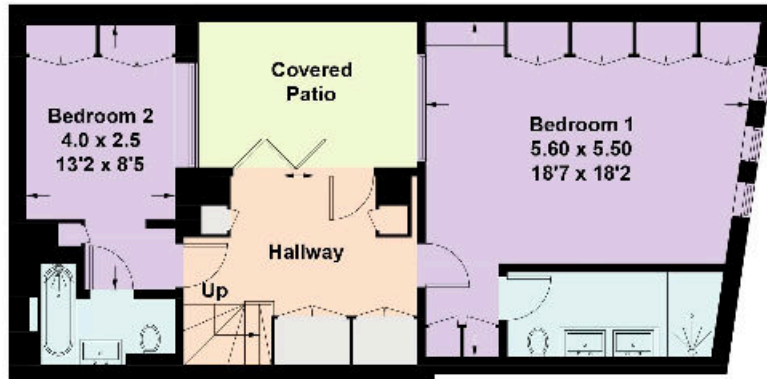
Linden Gardens, Notting Hill W11



Ground Floor

**Approximate Gross Internal Floor Area
146.3 sq m / 1575 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Lower Ground Floor

Knight Frank
Notting Hill
294 Westbourne Grove
London
W11 2PS

We would be delighted to tell you more
Jack Thomas
020 3910 9732
jack.thomas@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated April 2024. Photographs and videos dated April 2024.

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