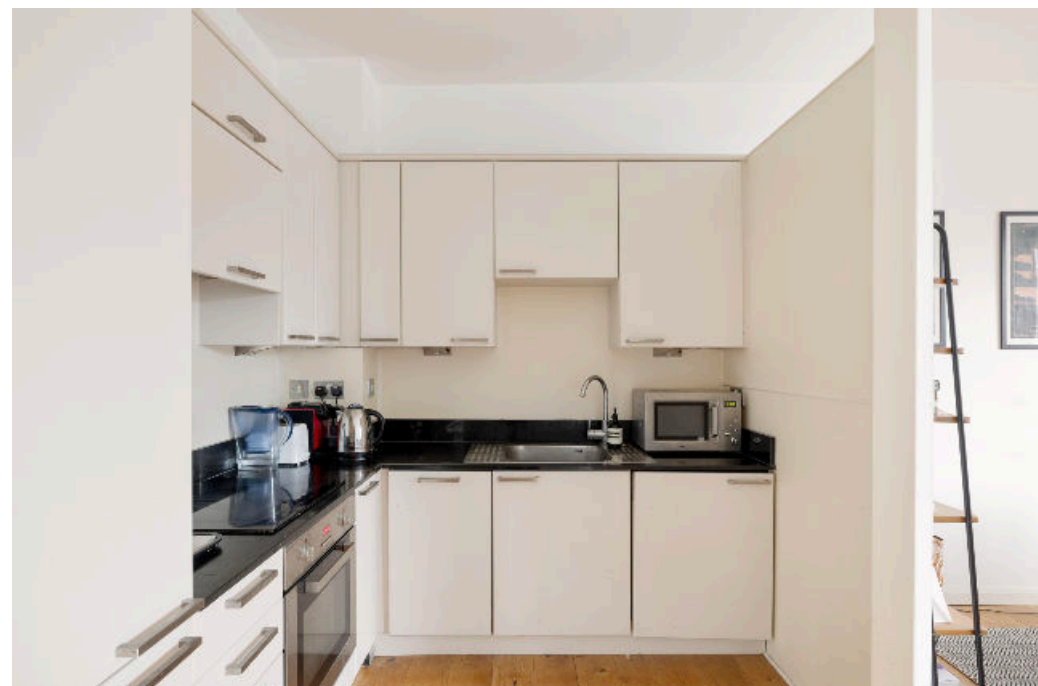




Linden Gardens, Notting Hill W2

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A bright and beautifully presented two-Bedroom apartment in the heart of Notting Hill. Bathed in natural light, this stunning two-bedroom apartment is ideally located on the third floor of a charming Victorian terraced building in the highly sought-after Notting Hill Gate area. The property boasts generous, well-proportioned rooms that feel airy and inviting, with an abundance of light pouring in through large sash windows that frame pleasant views of the surrounding area.



Guide price: £985,000

Tenure: Share of freehold plus leasehold, approximately 100 years remaining

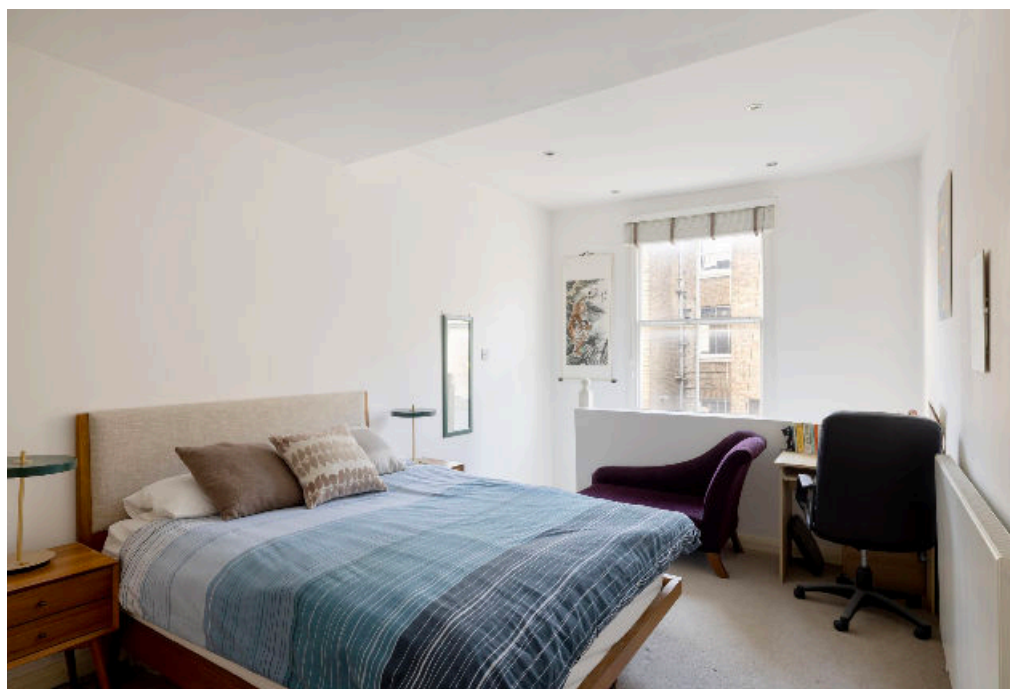
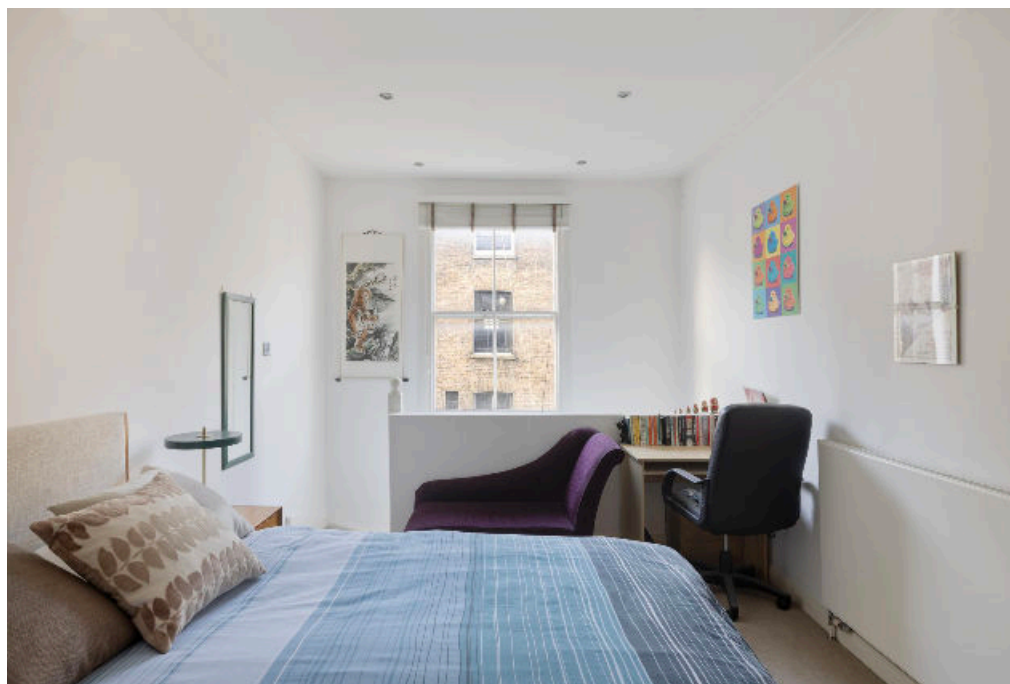
Service charge: £1,800 per annum, reviewed every year, next review due 2025

Ground rent: £75 per annum, reviewed every year, next review due 2025

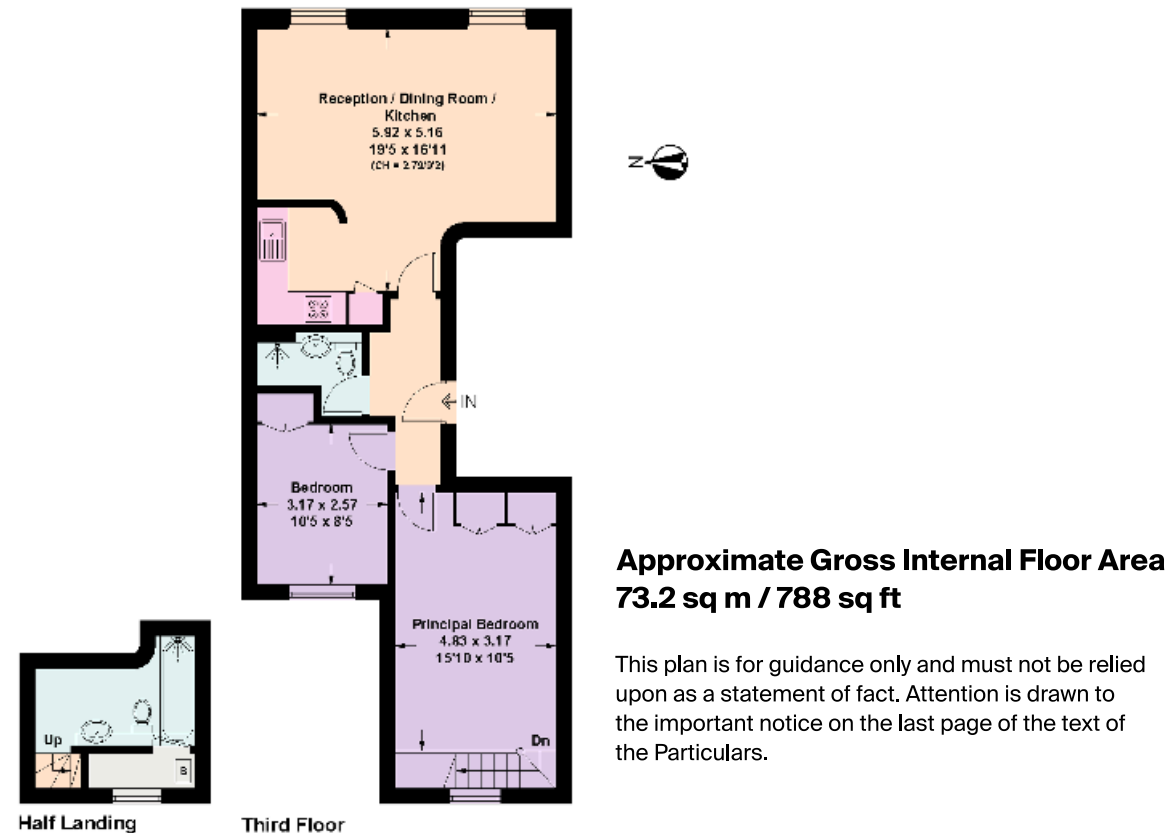
Local authority: Royal Borough of Kensington and Chelsea

Council tax band: F





Linden Gardens, W2



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 December 2024. Photographs and videos dated December 2024.

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