



Linden Gardens, Notting Hill W2

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Located moments from Notting Hill Gate and Kensington Palace Gardens, in this quiet cul-de-sac within Linden Gardens. Entering on the ground floor into an open-plan kitchen, living room and dining area. The property kitchen is modern with sleek finish and built-in appliances. On the first floor is a spacious bedroom with a walk-in wardrobe and ensuite. The property is beautifully renovated with period detailing throughout and lots of natural light.

This is a perfect flat for first time buyers or Pierre de Terre due to its turn-key finish and much desired location.



Guide price: £750,000

Tenure: Leasehold: approximately 91 years remaining

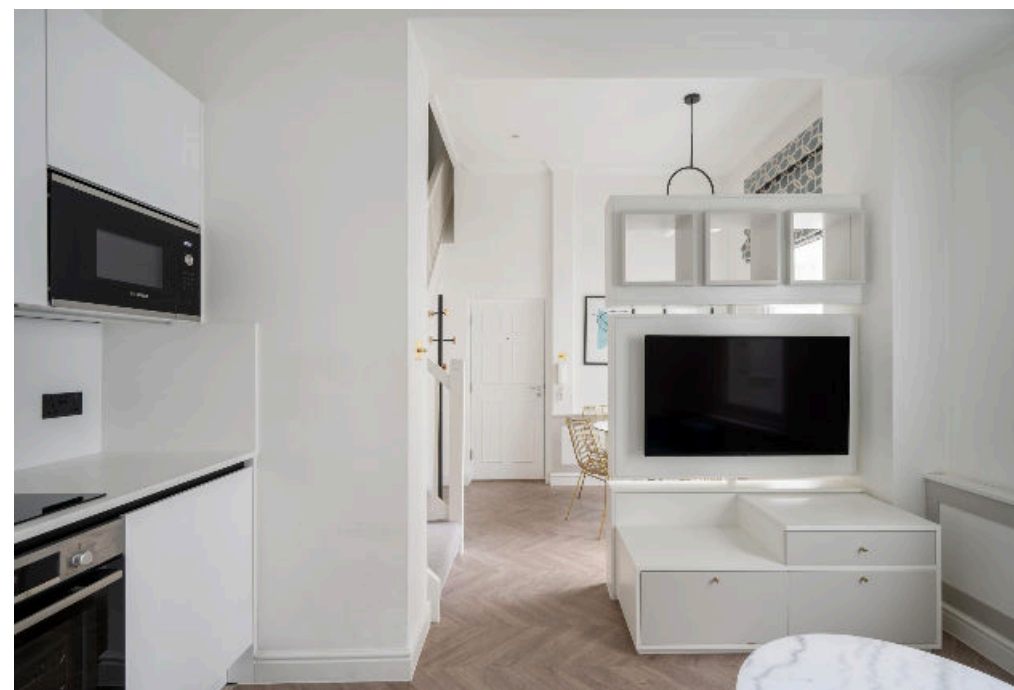
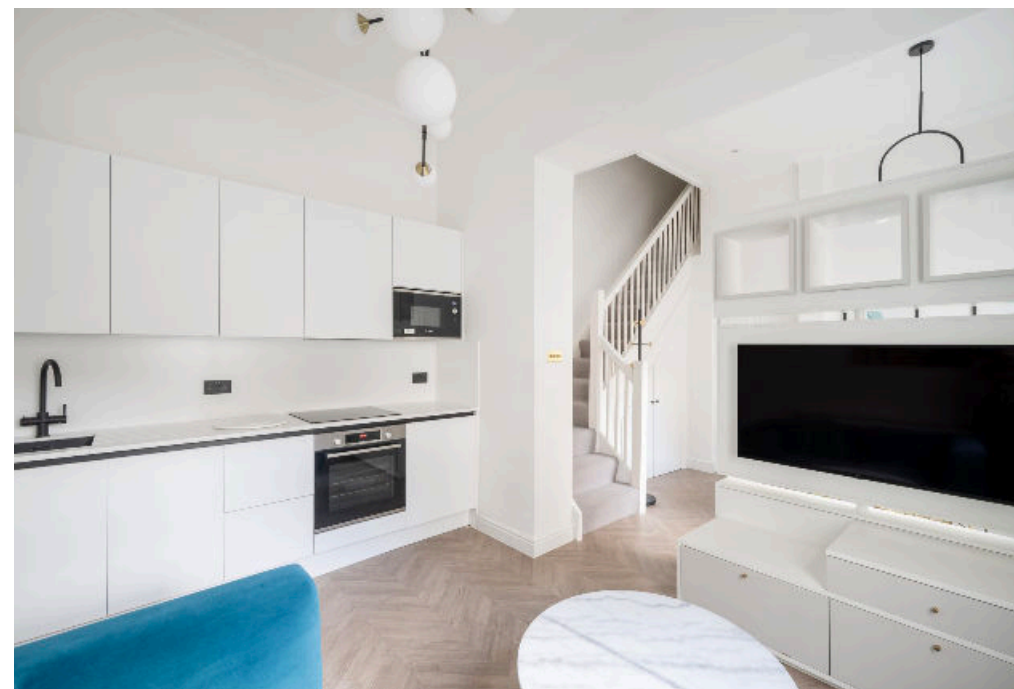
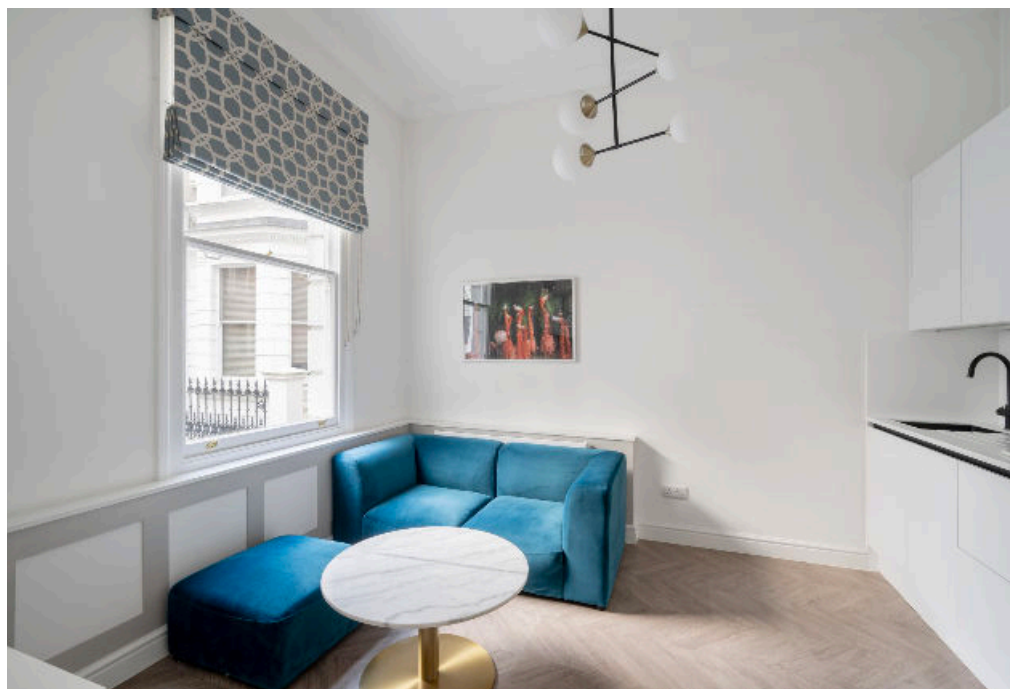
Service charge: £959 per annum, reviewed every year, next review due 2026

Ground rent: £200 per annum, reviewed every year, next review due 2026

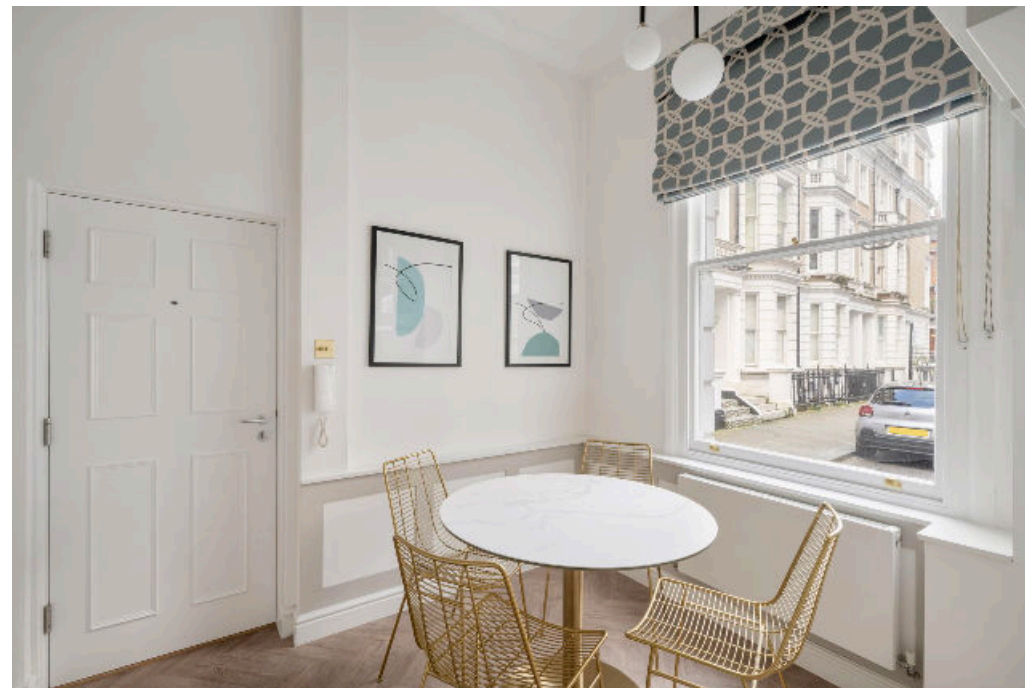
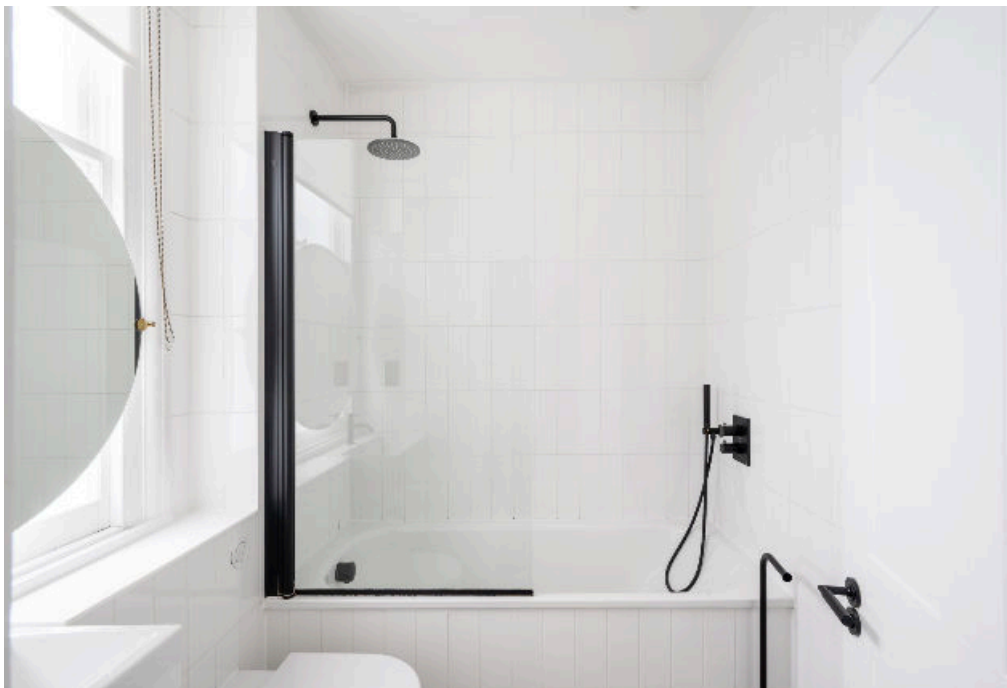
Local authority: Royal Borough of Kensington and Chelsea

Council tax band: E

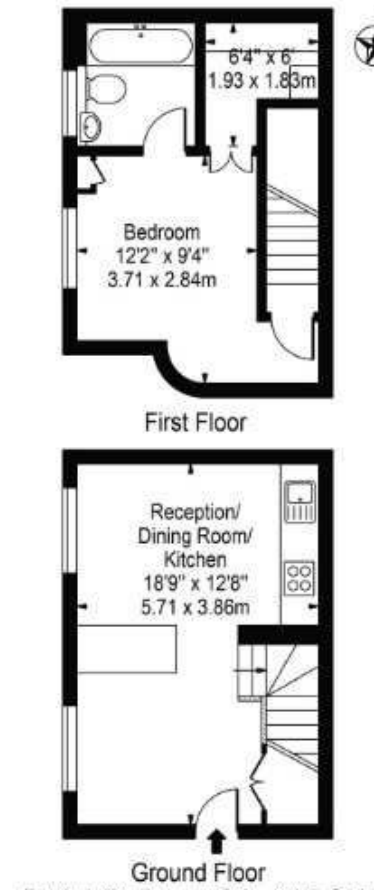








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Approximate Gross Internal Floor Area
43.85 sq m / 472 sq ft

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.

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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.

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