



Linden Gardens
Notting Hill, W2

CHESTERTONS





Situated in a peaceful and highly sought-after enclave, this property offers a fantastic opportunity for buyers to bring their own vision to life and create a truly bespoke home. The accommodation features an open-plan reception and dining room and a charming bay window, allowing for plenty of natural light from its sunny southerly aspect. A separate kitchen with a utility area adds to the potential for personalization and modernization.

The principal bedroom opens onto a private patio and includes an en-suite bathroom, offering a perfect canvas for redesign. A second double bedroom and an additional bathroom with a full-sized bath provide ample space and versatility, ready for a fresh perspective.

Located on Linden Gardens, just steps from the lively Notting Hill Gate, the property is ideally placed to enjoy the area's array of restaurants, cafes, and boutique shops. The beautiful green spaces of Kensington Gardens are within easy walking distance, providing a serene escape. With excellent transport links via the Central, Circle, and District lines at Notting Hill Gate, this flat presents a unique opportunity to craft a dream home in a prime location.

- Opportunity to update and personalize a prime Notting Hill property.
- Bright reception room with high ceilings and bay window.
- Spacious principal bedroom with terrace and en-suite.
- Moments from boutique shops, restaurants, and Kensington Gardens.
- Excellent transport links via Central, Circle, and District lines.

Asking Price £750,000

Energy Efficiency Rating		
Energy efficiency class - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		79
55-68 D	61	
49-54 E		
45-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Tenure: Leasehold 957 years remaining.

Service Charge: £611 p.a.

Ground Rent: £0

Local Authority: Kensington and Chelsea

Council Tax Band: F

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

London

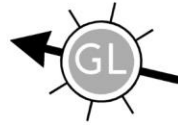
W11 2AB

nottinghill@chestertons.co.uk

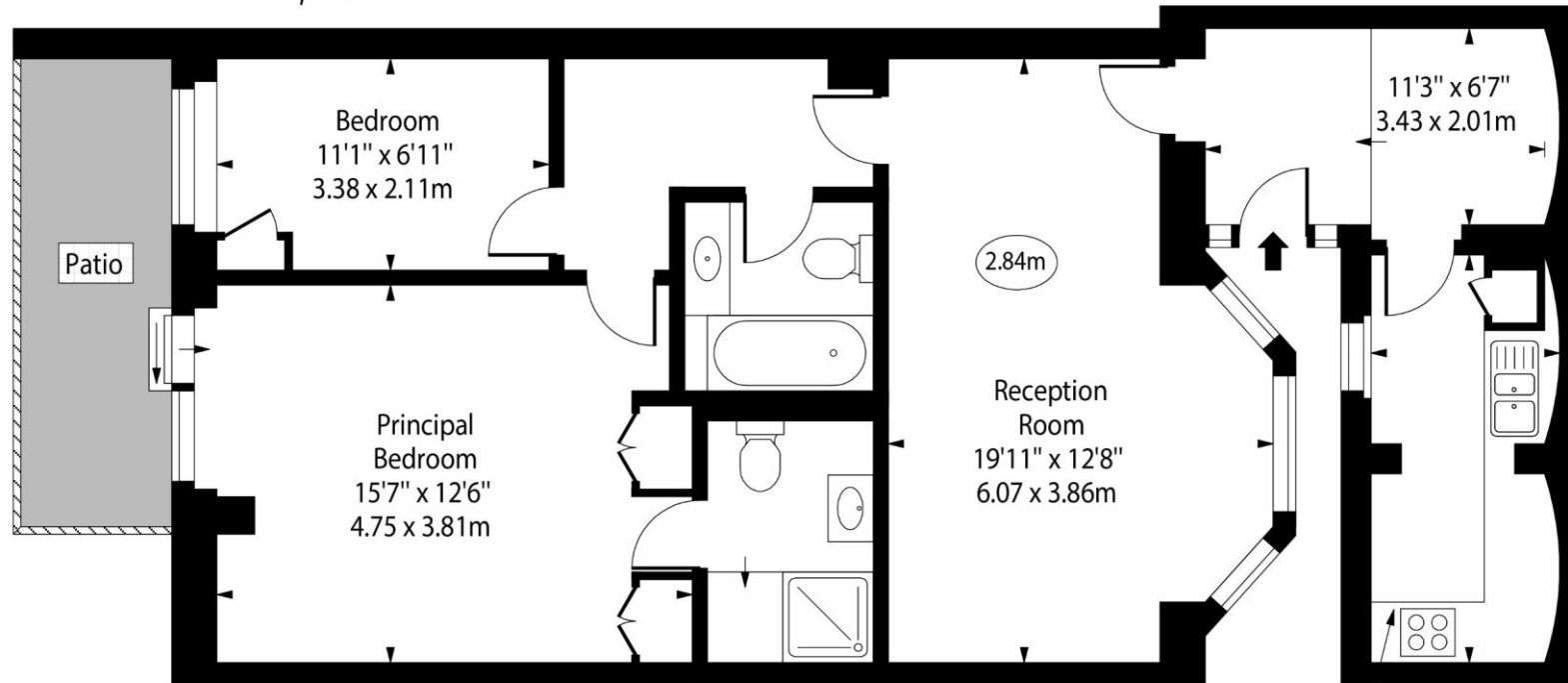
0203 040 8585

[chestertons.co.uk](https://www.chestertons.co.uk)

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○ - Ceiling Height



Lower Ground Floor

Approx Gross Internal Area 835 Sq Ft - 77.57 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 026039E

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