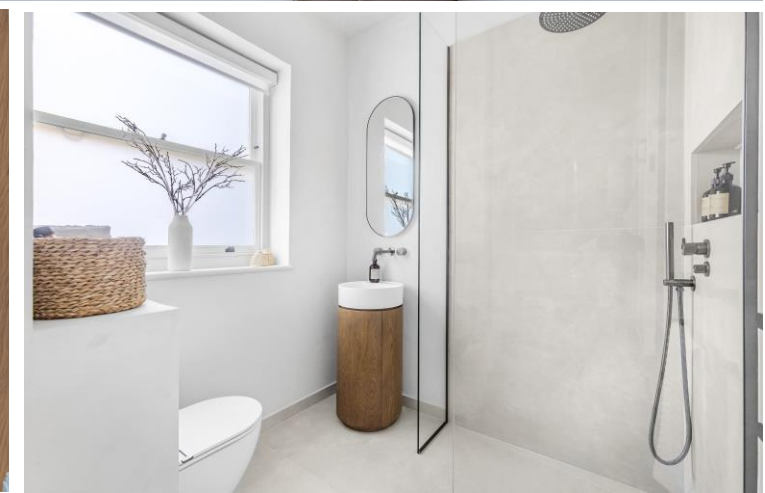




Linden Gardens
Notting Hill, W2

CHESTERTONS





A newly refurbished two-bedroom, two-bathroom raised ground floor flat on Linden Gardens, Notting Hill offering the perfect blend of modern luxury and classic charm.

The flat has been meticulously refurbished throughout, with a bespoke kitchen, featuring Miele appliances and an 18-bottle Caple wine cooler. The stunning Calacatta Borghini kitchen worktop complements the Villeroy and Boch ceramic kitchen sink, while the 4-in-1 instant boiling filtered kitchen tap adds functionality. Pop-down sockets with USB A+C make charging your devices effortless, and the thoughtful design ensures an abundance of storage space.

Bespoke wardrobes featuring integrated LED lighting, natural oak wood flooring, and original plastered ceiling corning that highlights the apartment's classic character. Double-glazed secondary sash windows ensure a peaceful living environment. Aromas Del Campo lighting sets a sophisticated mood throughout, complemented by heritage brass executive bronze sockets and bespoke joinery throughout.

The bathrooms exude luxury, with porcelain slabs imported from Modena, Italy, and Abi Interiors brushed gunmetal bathroom fittings. A freestanding stone bath offers a spa-like experience, while bespoke oak bathroom storage ensures a clutter-free space.

Linden Gardens is a picturesque, tree-lined residential street, just off vibrant Notting Hill Gate. It's conveniently surrounded by a variety of transport options, shops, restaurants, and pubs, all within walking distance of Hyde Park and Kensington Gardens.

- Two-bedrooms, two-bathrooms.
- 885 square feet / 82 square meters.
- South-facing reception room.
- Royal borough of Kensington and Chelsea.
- Walking distance of Hyde Park and Kensington Gardens.
- Newly refurbished throughout.

Asking Price £1,395,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold. 125 years remaining.

Service Charge: £1,744 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

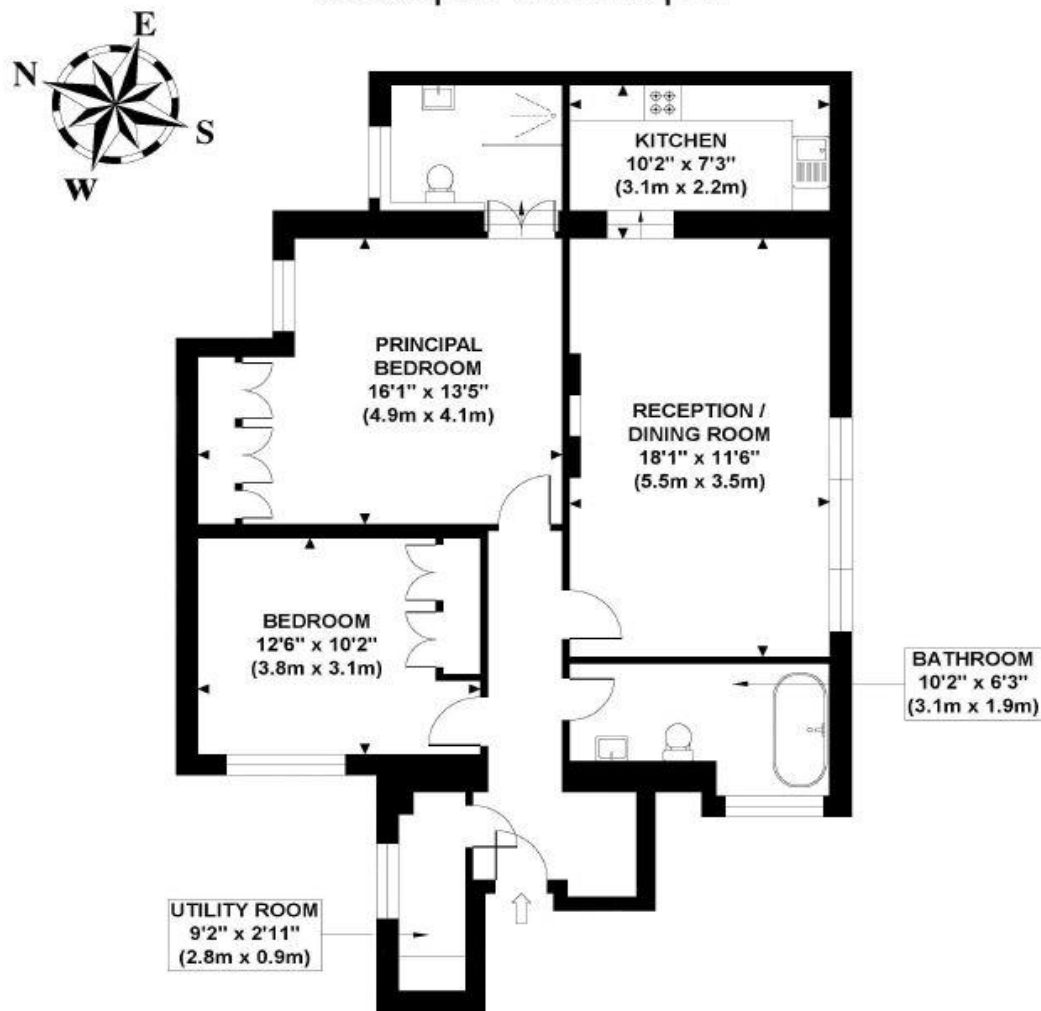
0203 040 8585

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

LINDEN GARDENS

Approximate Gross Internal Area

885 sq ft / 82.20 sq m



**RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 885 SQ FT**

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.

