



Linden Gardens
Notting Hill, W2

CHESTERTONS





An outstanding two double bedroom apartment, situated on the third floor of this resplendent, stucco fronted Victorian Terraced house.

The apartment was recently renovated, including a modern, fully fitted kitchen, with an open plan reception room and magnificent floor to ceiling windows. The property further offers two double bedrooms, a beautifully fitted bathroom with roll-top bath and large storage cupboard. Offering built in storage and a surround sound system.

The entire house has been completely renovated to the highest order and offers beautiful communal parts with a lift. This apartment is simply stunning and boasts high ceilings with period cornicing, wooden floors and immaculate finishes throughout.

Located in the centre of Notting Hill, Linden Gardens is located on a cul-de-sac off of Notting Hill Gate close to the shops and many eateries of the area. Notting Hill Gate and the central line is 0.2 miles away.

- Newly refurbished two double bedroom apartment
- Third floor with magnificent view
- Beautiful communal parts with lift
- 0.2 miles from Notting Hill Gate Tube Station

£4,000 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

Energy Efficiency Rating		
Most energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	75	75
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Minimum Term: 12 months
Deposit Required: 5 weeks
Local Authority: Kensington and Chelsea
Council Tax Band: F
EPC Rating: C
Unfurnished

Chestertons Notting Hill Lettings

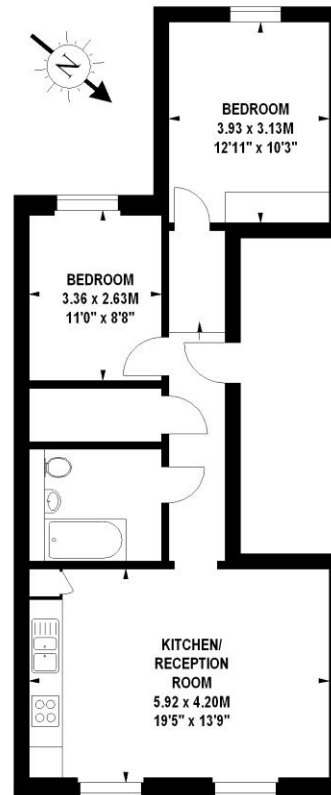
30 Ledbury Road
 Notting Hill
 London
 W11 2AB

nottinghilllettingsusers@chestertons.co.uk
 02030408588

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Approximate gross internal area

63.64 sq m / 685 sq ft



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must be not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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