

## LINDEN GARDENS

LONDON, W2 4ES

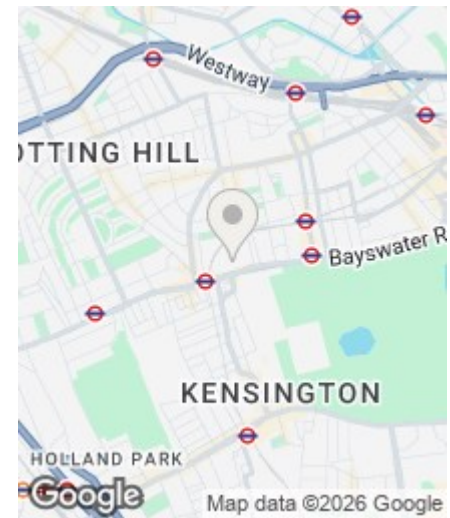
£1,975 PER WEEK

A beautifully presented two-bedroom maisonette occupying the sought-after first and second floors of a well-maintained Victorian corner building. The first floor offers a grand drawing room with soaring ceilings and elegant full-length sash windows, a separate study or third bedroom, and a fully equipped kitchen.

On the upper floor, you'll find a spacious principal bedroom with an en suite bathroom, a generous second double bedroom, and an additional bathroom.

Linden Gardens is a quiet cul-de-sac just off Notting Hill Gate, placing you moments from an array of excellent local shops, restaurants, and transport links. The green open spaces of Kensington Gardens are also just a short stroll away.

**SANDERSONS**  
LONDON



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating:**      **Council Tax Band: G**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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