



Linden Gardens, Notting Hill W2

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This is a lower ground floor 2-bedroom apartment with nearly 800 sq ft of living space. The apartment features an open-plan reception and kitchen at the front. Moving towards the rear of the property, there is a bathroom and two double bedrooms. One of the bedrooms has direct access to the rear courtyard, which offers secluded outside space. Throughout the apartment, there is wooden flooring and neutral, lightly toned decor.

•Please note computer generated images have been used in some images.



**Guide price:** £850,000

**Tenure:** Share of freehold approximately 961 years remaining

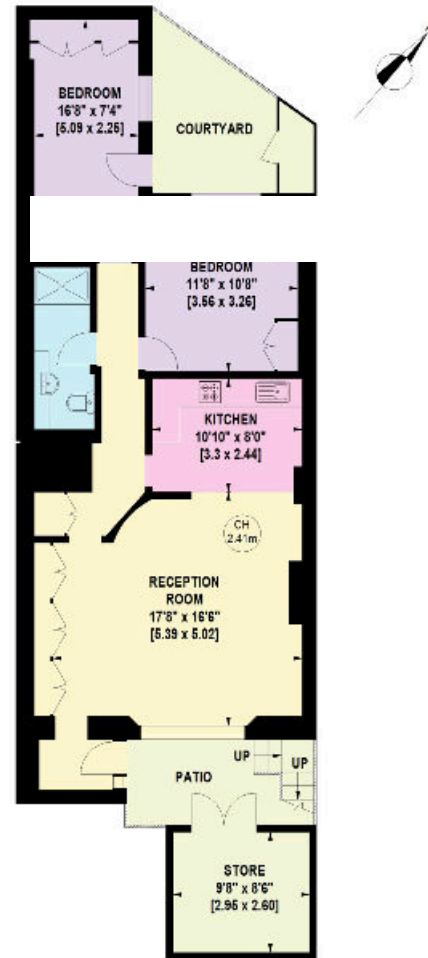
**Service charge:** £4,800 per annum, reviewed every year, next review due 2025

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** F



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**Approximate Gross Internal Floor Area**  
**74.14 sq m / 797 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.

**LOWER GROUND FLOOR**

**Knight Frank**

**Notting Hill**

294 Westbourne Grove

London W11 2PS

We would be delighted to tell you more

**Jack Thomas**

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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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