



Linden Mews, Notting Hill W2



Linden Mews

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Situated in a pretty, private gated, cobbled mews, Linden Mews is a charming house benefiting from a south facing garden and separate roof terrace.

Located in a quiet corner of Notting Hill, directly off Linden Gardens the property also benefits from off-street parking.

The ground floor accommodation comprises a principal bedroom suite with ample storage and air conditioning, along with two further bedrooms and a family bathroom. The upper floors consist of a large reception and a suspended kitchen.

The property has been architecturally designed and is presented in good decorative order throughout. Featuring a built-in Sonos system, Lutron lighting, surround sound in the reception room, and wooden floors.



Guide price: £2,695,000

Tenure: freehold

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: F

Linden Mews is located within close proximity to excellent transport links of Notting Hill Gate, offering the Central, Circle & District Lines. The property is also perfectly positioned for access to Kensington Gardens and Hyde Park and the fabulous boutiques of Westbourne Grove.

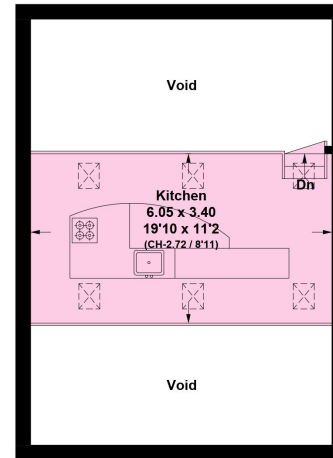




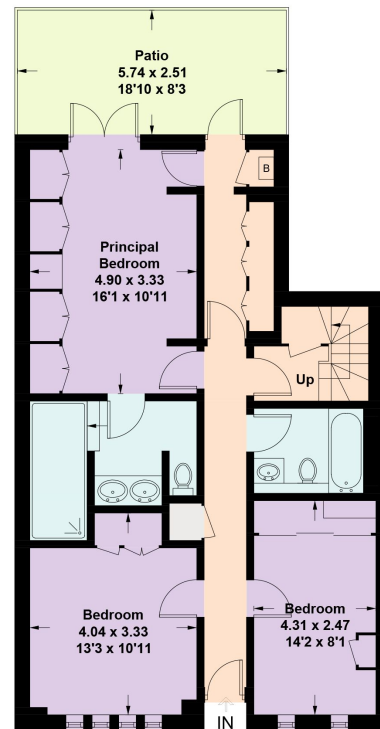


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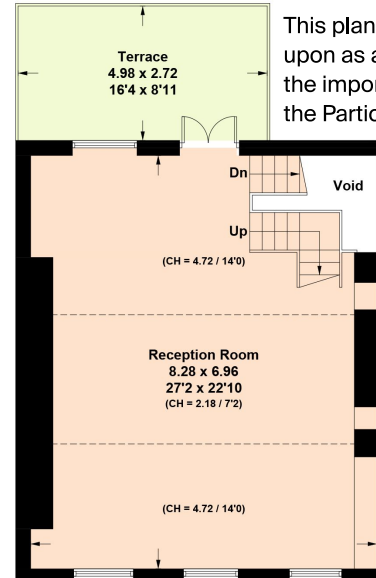
Approximate Floor Area = 147.9 sq m / 1592 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft) and Excluding Voids



Mezzanine



Ground Floor



First Floor

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.

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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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Particulars dated November 2022. Photographs and videos dated November 2022.

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