



Linden Gardens, Notting Hill **W2**

Linden Gardens, Notting Hill W2

Spread across two floors, the apartment enjoys an abundance of natural light, creating a warm and inviting atmosphere throughout. The lower floor features a generous kitchen/reception room with large windows that flood the space with sunlight, offering a comfortable setting for both relaxation and entertaining.

Upstairs, the two bedrooms offer peaceful retreats, with one enjoying the added luxury of built-in storage. A fully equipped bathroom providing a serene space for unwinding.

Please note some images contain CGI furniture for illustrative purposes.



Guide price: £850,000

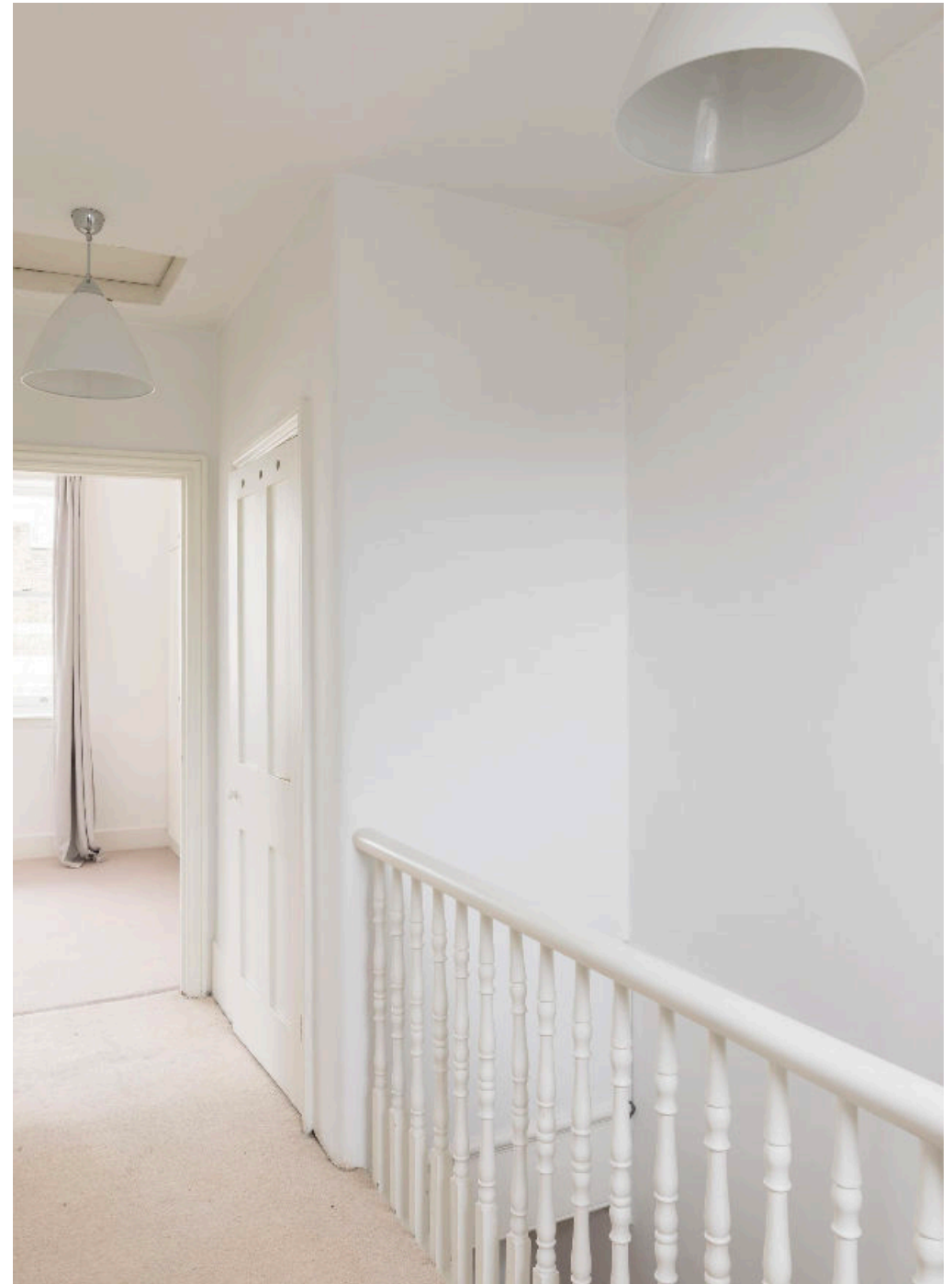
Tenure: Leasehold: A new 125 year lease will be granted on completion

Local authority: Royal Borough of Kensington and Chelsea

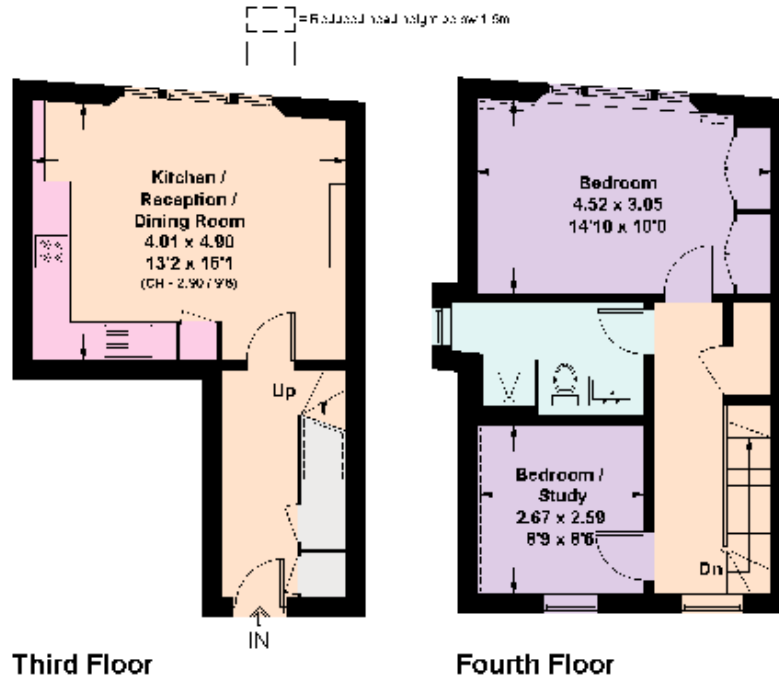
Council tax band: D







Linden Gardens, W2



**Approximate Gross Internal Floor Area
63.0 / 678 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.

Knight Frank
Notting Hill
 294 Westbourne Grove
 London
 W11 2PS

We would be delighted to tell you more
Jack Thomas
 020 3910 9732
 jack.thomas@knightfrank.com



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.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated December 2024. Photographs and videos dated December 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.