

RUSSELL SIMPSON

Beautifully designed and decorated
two-bedroom flat moments away
from Notting Hill Gate

LINDEN GARDENS
NOTTING HILL W2

Linden Gardens

£1,500,000

BEDROOMS 2	INTERNAL 987 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 1-2	91 SQM	EPC C	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 143 YEARS	GROUND RENT £110 P/Y	SERVICE CHARGE £4,083 P/Y

The Property

Well-located flat with tasteful interiors on a quiet street near the centre of Notting Hill

Stepping into the flat on the raised ground floor, the entrance hall leads into an impressive reception room. The open-plan kitchen with modern fitted units flows through to a living space consisting of dining and seating areas. High ceilings, full-length windows and a double aspect add to the volume, while an ornate cornice and plaster mouldings create an impression of elegance.

The flat has been decorated in a smart fashion that mixes classic style with modern convenience.



img 1

Light Filled Reception Room

img 2

Dining

The Bedrooms

The flat also contains a pair of bedrooms with west facing windows and inbuilt wardrobes. Next door are a pair of bathrooms, one with a bath and the other with a shower. There is also a guest WC and a utility cupboard in the hall.



img 1

Second Bedroom

img 2

Principal Bedroom



The Neighbourhood

Linden Gardens is a quiet and attractive residential street lined by terrace houses with white stucco dressings. From here, the many restaurants and independent boutiques of Notting Hill are close. Notting Hill Gate underground station is a few moments' walk away, while the open spaces of Kensington Gardens and Hyde Park are also nearby.

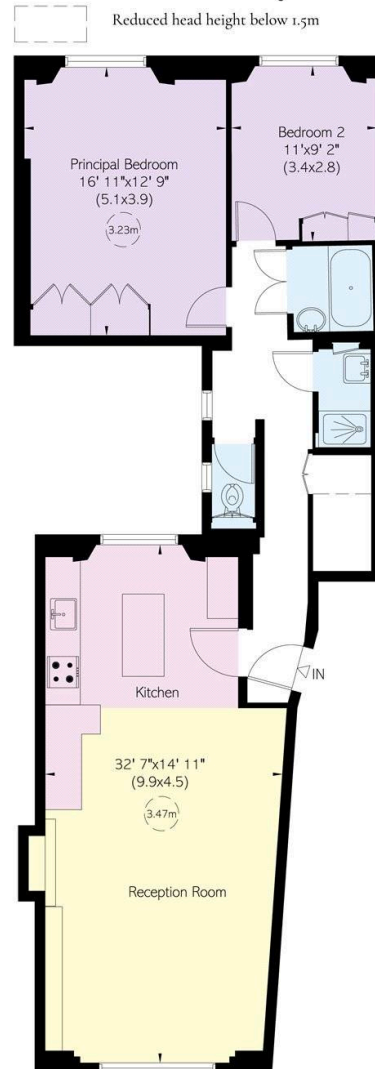
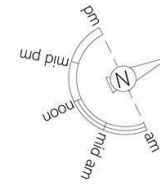
Linden Gardens, W2

Approximate Internal Area
987 sq ft/ 92 sq m

Including limited use area
18 sq ft/ 2 sq m

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This plan is for layout guidance only.
Not drawn to scale unless stated. Windows
and door openings are approximate. Whilst
every care is taken in the preparation of this
plan, please check all dimensions, shapes,
and compass bearings before making any
decisions reliant upon them.



Raised Ground Floor

**RUSSELL
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