



LINDEN GARDENS, W2
£2,750,000 SHARE OF FREEHOLD

A MOST IMPRESSIVE GROUND AND LOWER MAISONETTE, WITH GRAND PERIOD PROPORTIONS, SITUATED IN THIS INCREDIBLY CONVENIENT NOTTING HILL LOCATION, MOMENTS FROM KENSINGTON GARDENS.

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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DESCRIPTION:

Situated on the ground and lower ground floors, this spacious maisonette extends to over 2,000 sq.ft of well laid out, grand rooms. Entered on the raised ground floor there is a hallway leading to all rooms and the lower floor. To the front is very large reception room with a tall bay window and marble mantel piece, behind the reception room is a versatile room, with bespoke built in cabinetry, that could be used as a study or fourth bedroom. To the rear of the ground floor is the kitchen with plenty of built-in cupboards and space for a large dining table. On the lower floor are three excellently proportioned bedrooms all with ensuite bath or shower rooms. There is a lovely patio area which is accessed from the lower ground floor.

LOCATION:

Linden Gardens is a peaceful cul de sac running off Notting Hill Gate, conveniently placed moments from a great selection of shops and restaurants, Notting Hill Gate tube station, and a short walk from the green open spaces of Kensington Gardens.



Linden Gardens, W2

Gross internal area (approx.)
 190 Sq m (2042 Sq ft) Including Under 1.5m
 189 Sq m (2037 Sq ft) Excluding Under 1.5m
 For identification only, Not to Scale



For guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Share of Freehold

Term: 981 year and 5 months

Service Charge: £3000 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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