



Linden Gardens  
Notting Hill, W2

£525 per week

🛏️ 1 🚪 1 🏠 Flat/Apartment

**HOMESITE**

# Bright apartment moments from Notting Hill Gate tube

## FULL DETAILS

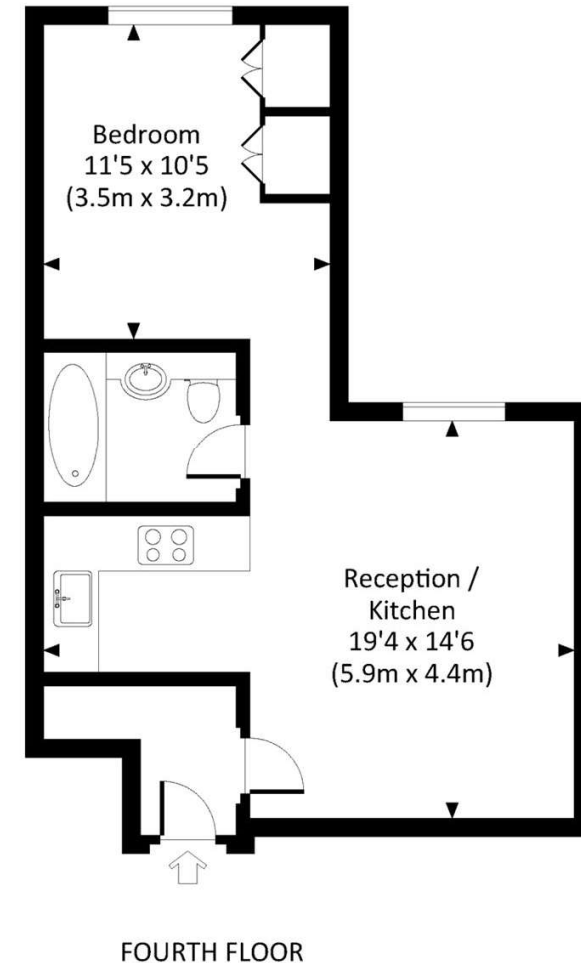
Wonderfully bright one bedroom apartment with plenty of natural light and hard wood floors. The property has a separate kitchen, family bathroom and good storage. Located in a striking period building on Linden Gardens with well-maintained communal areas. The flat is ideally placed for access to Notting Hill Gate tube station (Central, Circle & District lines) which is literally a few minutes' walk away. You also have the vast array of amenities available on Notting Hill Gate to hand and the vast open spaces of Hyde Park and Kensington Gardens Square close by.

## PROPERTY FEATURES

- Double Bedroom
- Striking Period Building
- Plenty Of Natural Light
- Separate Kitchen
- Good Storage
- Short Walk To Notting Hill Gate Tube Station (Central, Circle & District Line)
- Moments From Hyde Park & Kensington Gardens
- approx. 422 Sq Ft / 39.2 M2
- Council Tax Band E - Kensington & Chelsea

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LINDEN GARDENS, W2  
Approx. gross internal area  
422 Sq.Ft. / 39.2 Sq.M.



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2022 www.dowlingjones.com 1027 7622 3933

\*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.