

DOMUS NOVA



Linden Gardens W2
£3,250,000



This refined three-bedroom duplex for sale pairs period proportions with timeless interiors.

Arranged over two floors of a sophisticated townhouse, this elegant duplex draws on its heritage proportions to create lofty living spaces with a timeless air.

Ornate cream cornicing brings a traditional touch in the reception room, an expansive space inundated with light. A tall bay window casts light across pale grey walls, while a dark fireplace – adorned with leather cushioned fire fenders – offers a sharp contrast. A more intimate room sits adjacent, ideal as an office or additional guest bedroom. Honey-toned wooden floors sweep through to the kitchen, where an L-shape design leaves space for socialising. White cabinetry and sleek black marble counters frame integrated appliances, including a wine cooler and large Smeg oven.









Bedrooms are arranged across the lower ground floor, where light tiles pave the way to the principal bedroom suite. Inspired by a time-worn matelassé, light blue Ralph Lauren wallpaper wraps around the room. A triple-paned sash window invites in swathes of natural light. This room features a spacious beige-tiled en suite – complete with dual vanity, shower and bathtub – plus its own dressing room.

Neutral hues encompass the guest bedroom suite at the front, a serene ambiance afforded through soft light and cream carpet. Past integrated shelving, a grey marble en suite features a large walk-in rainfall shower. One further guest bedroom in pale blue is served by an en suite bathroom with a shower and bathtub.

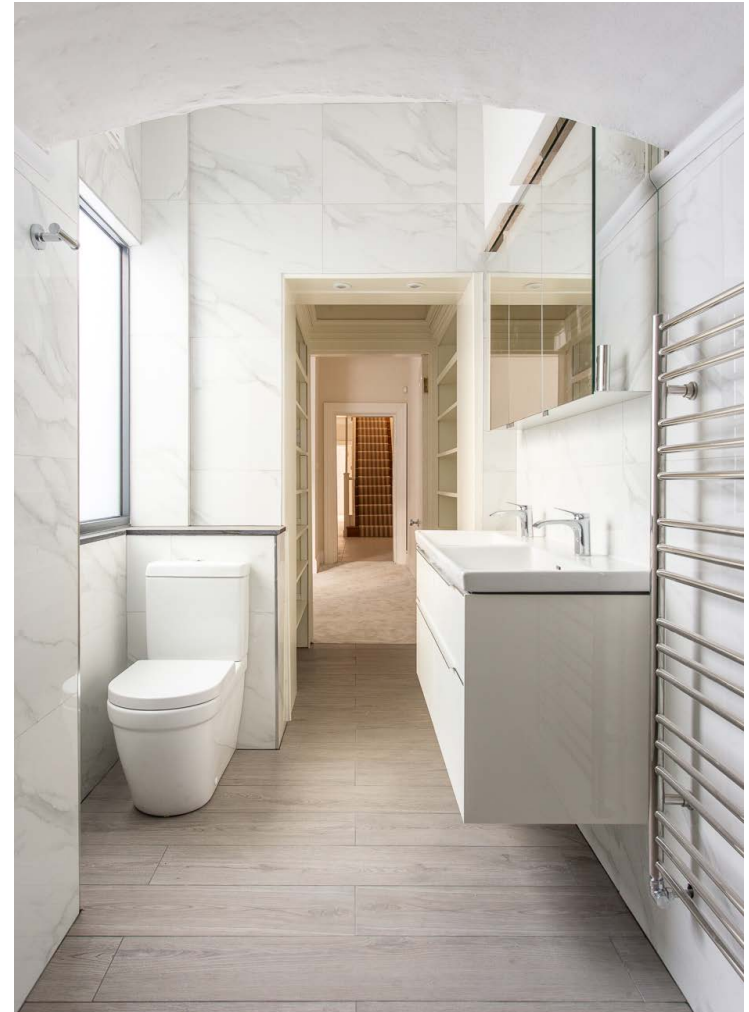
From the centre of the lower floor, an urban oasis beckons. Steps lead up to an enclosed decked patio – an idyllic spot to spend mornings in the warmer months.



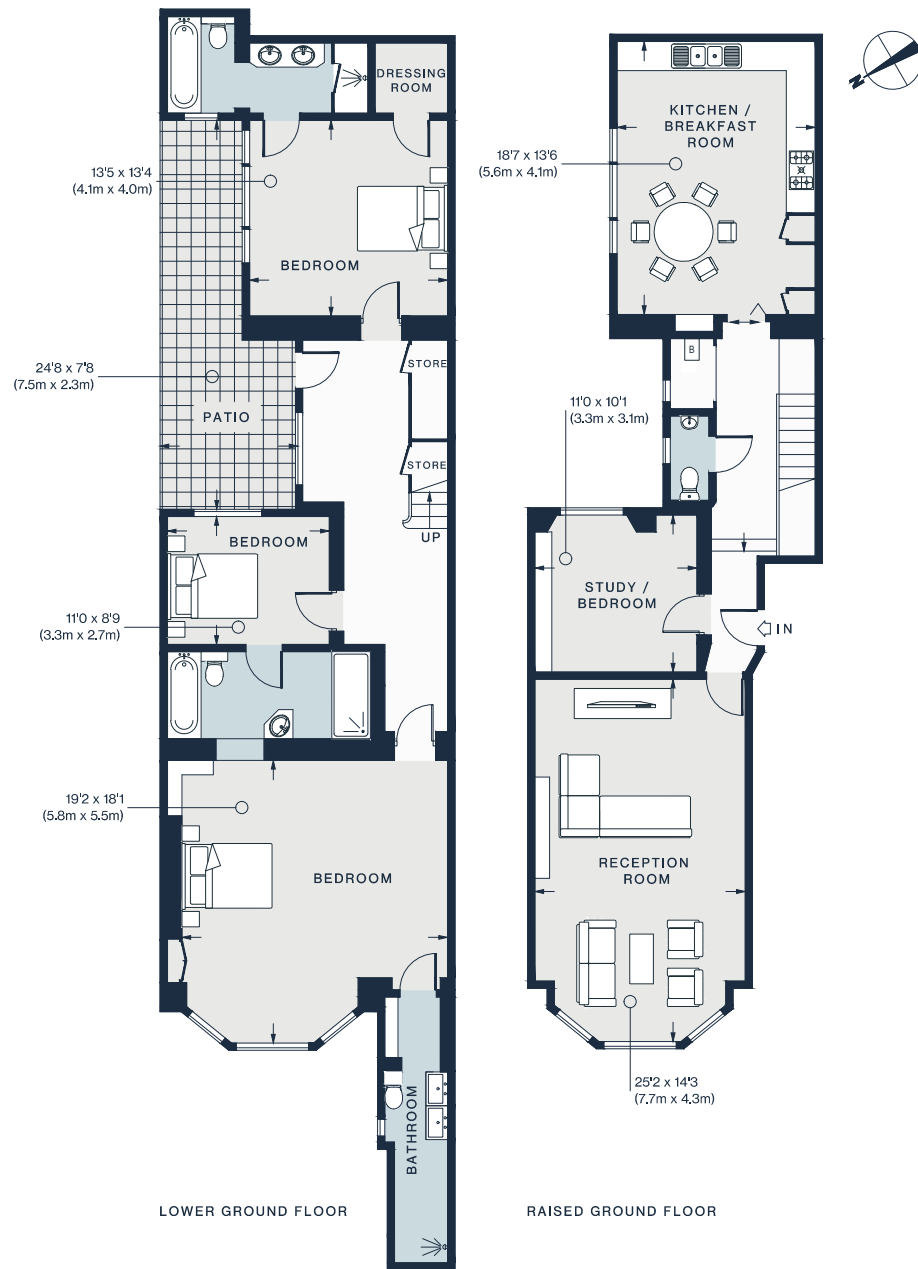










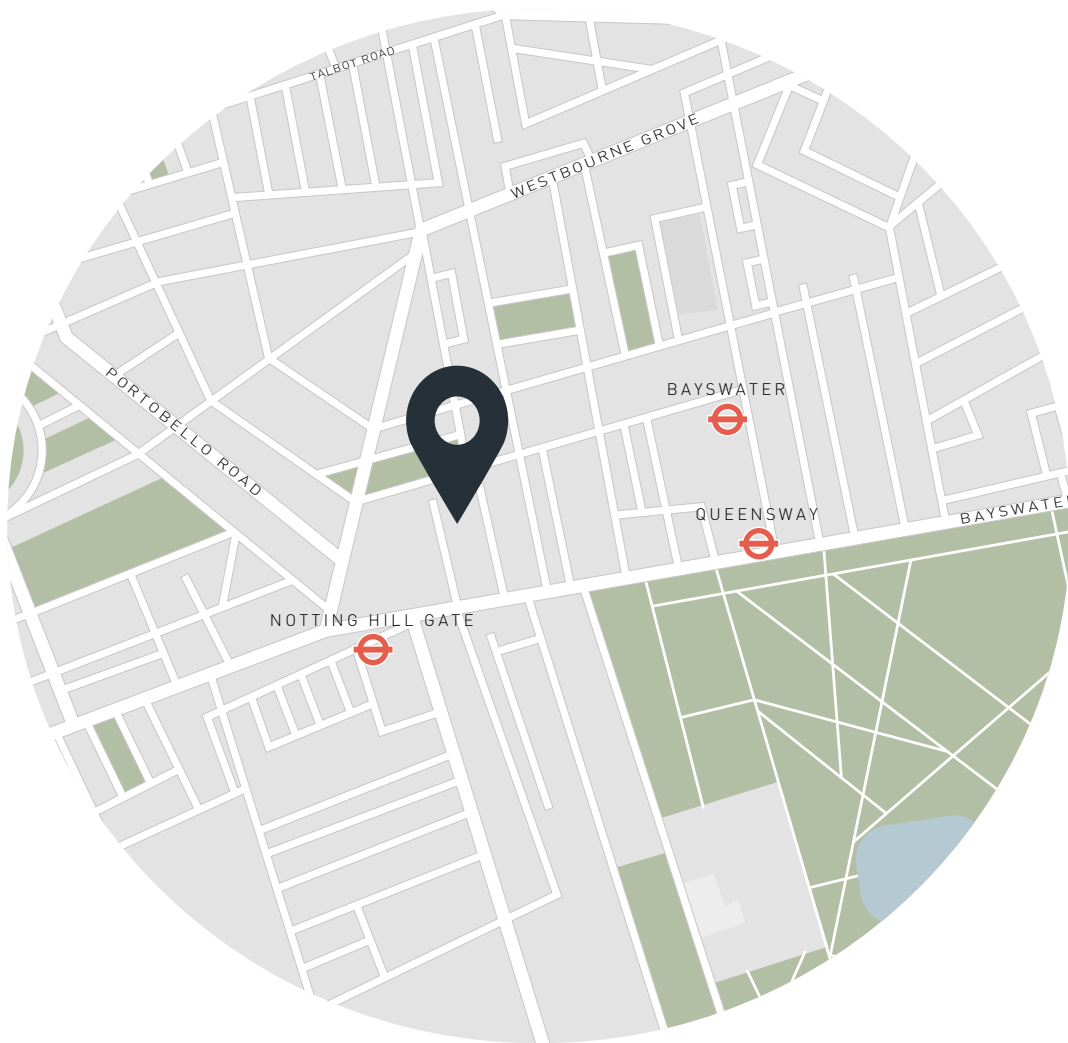


Approx. Gross Internal Area = 2025 sq ft / 188.1 sq m

Property Details

Reception room
 Kitchen and dining room
 Principal bedroom suite
 Two guest bedroom suites
 Versatile office space
 Patio
 Royal Borough of Kensington & Chelsea

Approx. 2,025 sq ft / 188 sq m
 EPC - C
 Council tax - G
 Share of freehold - circa 983 years
 Annual service charge - approx £3,000



Location

There's a serene feel to Linden Gardens, though you're just minutes from the heart of Notting Hill. Start your day with a stroll around Hyde Park, or head to the Serpentine Lido to get in an early-morning swim. Wander up to Westbourne Grove, pick up local produce from Daylesford Organic, then stop by Beam for brunch. Grab a sweet treat from Cheeky Scone en route home or make a pit-stop at Gold for drinks.

Notting Hill Gate – 4 mins (Central, Circle, District)

Royal Oak – 20 mins (Circle, Hammersmith & City)

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