

# DOMUS NOVA



Linden Gardens W2  
£1,625,000



Impressive volumes and an abundance of natural light characterise this two-bedroom apartment for sale.

Set on the ground floor of a quintessential Notting Hill townhouse, there's a distinguished feel to this period apartment, recently refurbished with contemporary sensibility. Original features and a 3.4-metre-high ceiling elevate the kitchen and reception room – a sweeping, open-plan space of generous proportions. Large sash windows bookend the room, facing east and west, ensuring a steady stream of natural light throughout the day.

To one side, a wall of fitted cabinetry keeps the seating area streamlined. To the other, a shaker-style kitchen has a polished finish, complete with dark cabinetry, marble worktops and smart parquet flooring. An in-built banquet and island give options for dining, depending on the occasion.













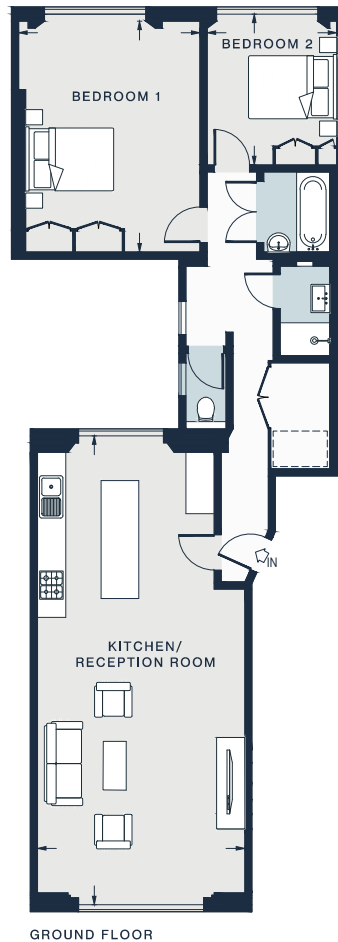












## Property Details

Open-plan reception room and kitchen  
Principal bedroom  
Guest bedroom  
Bathroom  
Shower room  
Separate WC  
Royal Borough of Kensington & Chelsea

Approx. 976 sq ft / 90 sq m  
EPC - C  
Tenure - Leasehold  
Lease Length - Circa 142 years  
Council Tax Band - G  
Service charge - Approx. £4,083  
Ground Rent - Approx. £110

### KITCHEN / RECEPTION

32'4 x 14'5 (9.8m x 4.3m)

### BEDROOM 1

16'4 x 12'8 (4.9m x 3.8m)

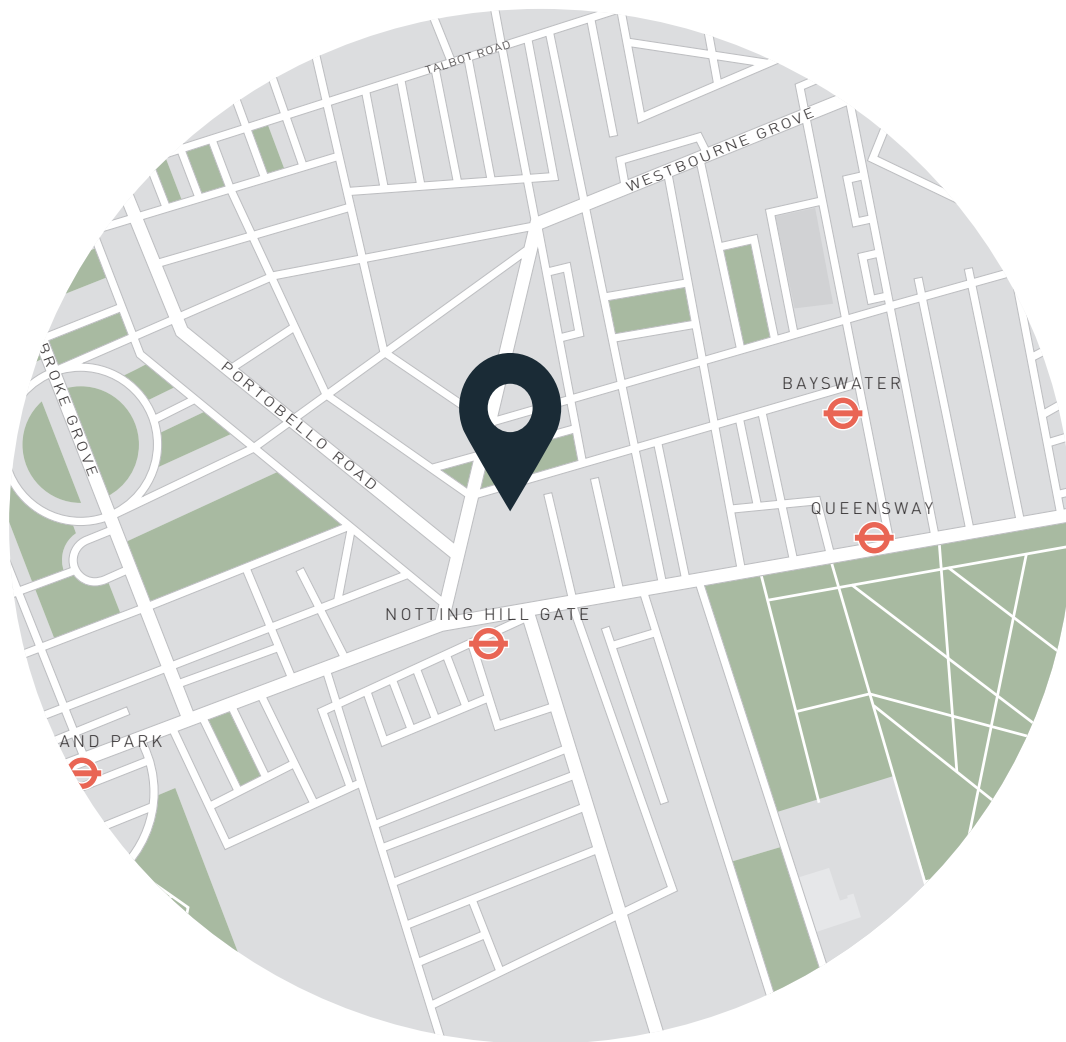
### BEDROOM 2

10'5 x 9'1 (3.1m x 2.7m)

Approx. Gross Internal Area = 976 sq ft / 90.7 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.





## Location

A stone's throw from Notting Hill Gate, West London is your oyster at Linden Gardens. Mornings here start with a run in Kensington Gardens followed by coffee from Kuro. Hit Portobello Road before the weekend crowds for brunch at Farm Girl and a browse of the market stalls. Peruse the latest releases at Daunt Books or explore the Serpentine Gallery – both in easy reach of your front door. In the evening, choose between local favourites Mazi and Gold for dinner, or head to The Hillgate for drinks.

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



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