

DOMUS NOVA



Linden Gardens W2 – £1,900,000

In partnership with **BARNES**
INTERNATIONAL REALTY



On a quiet cul-de-sac moments north of Notting Hill Gate, this raised ground floor apartment impresses beyond its façade. Recently renovated throughout, generous proportions have been paired with a contemporary hand.

The reception room is an impressive introduction: soaring ceilings, original intricate cornicing and a sweeping bay window that lends a remarkable sense of volume. Engineered oak floors run underfoot, while a fluted gas-fired fireplace forms the focal piece. The kitchen leads directly off, arranged as a streamlined galley in graphite handleless joinery. Veined stone sweeps up from the worktop as a full-height splashback, artfully lit via the cabinets above. Miele appliances are integrated throughout.









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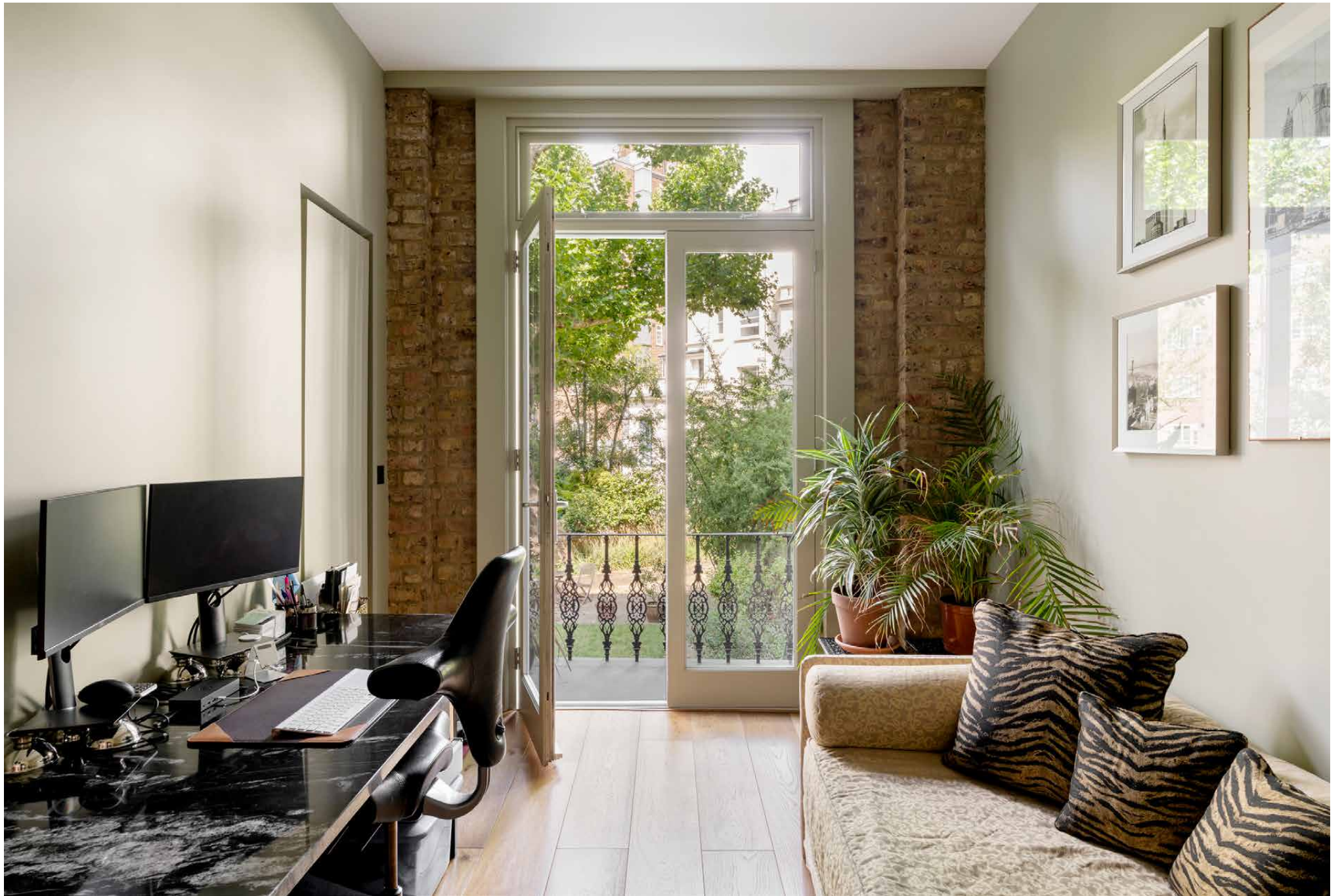


A fluted opening frames the view down the hall, where both bedrooms sit to the rear. The principal is finished in soft sage with panelled shutters, a wall of fitted wardrobes and a bioethanol fireplace. The second bedroom is bright, and opens through French doors onto a balcony of ornate ironwork, with steps down to the garden below. A family bathroom and separate shower room serve both, alongside a guest cloakroom and a utility room with a washer and dryer.

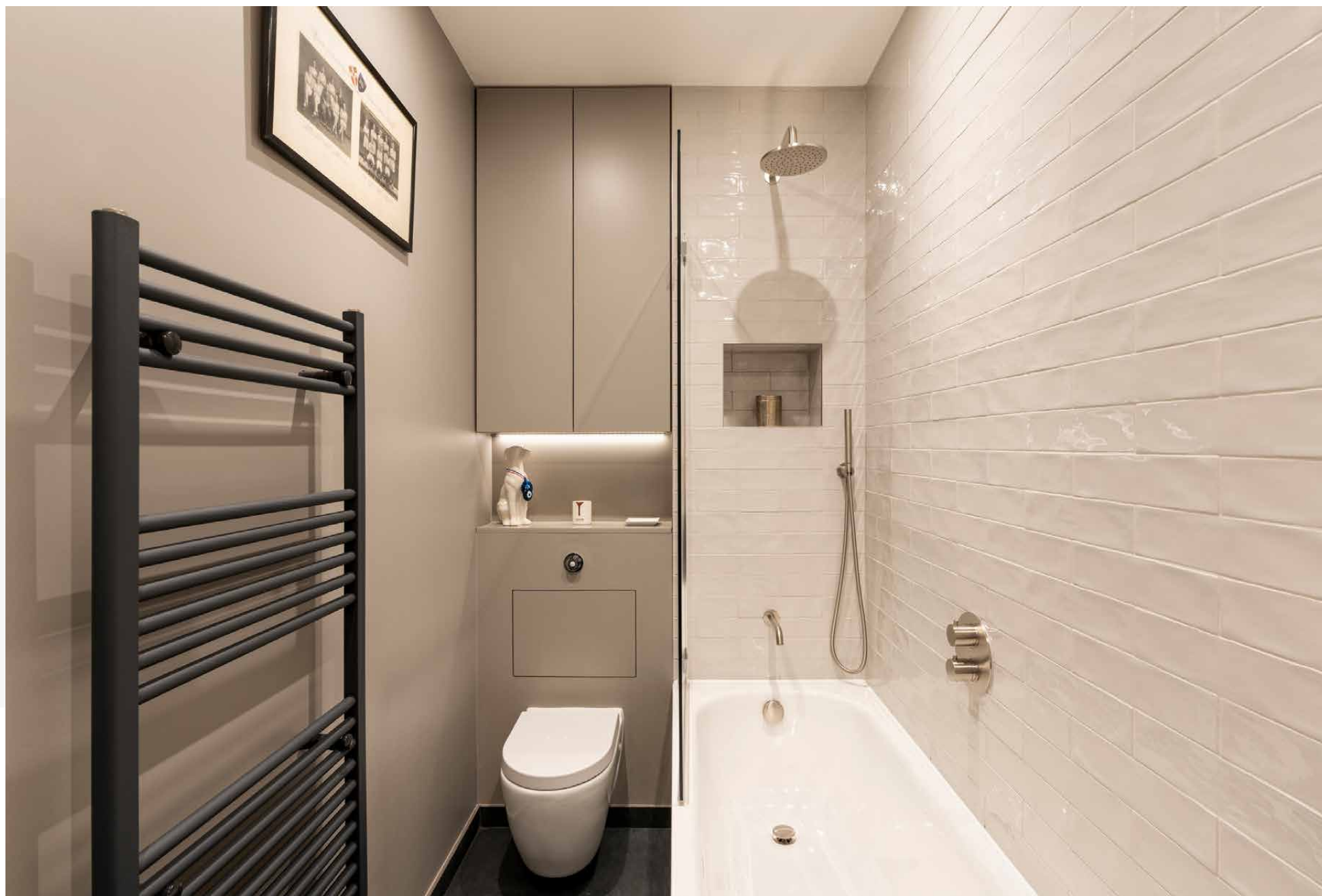
Beyond, the shared garden stretches to more than sixty-five feet: lawn, stone terrace and mature planting framed by brick walls. Though not demised with the apartment, it's shared with the lower ground floor flat alone.

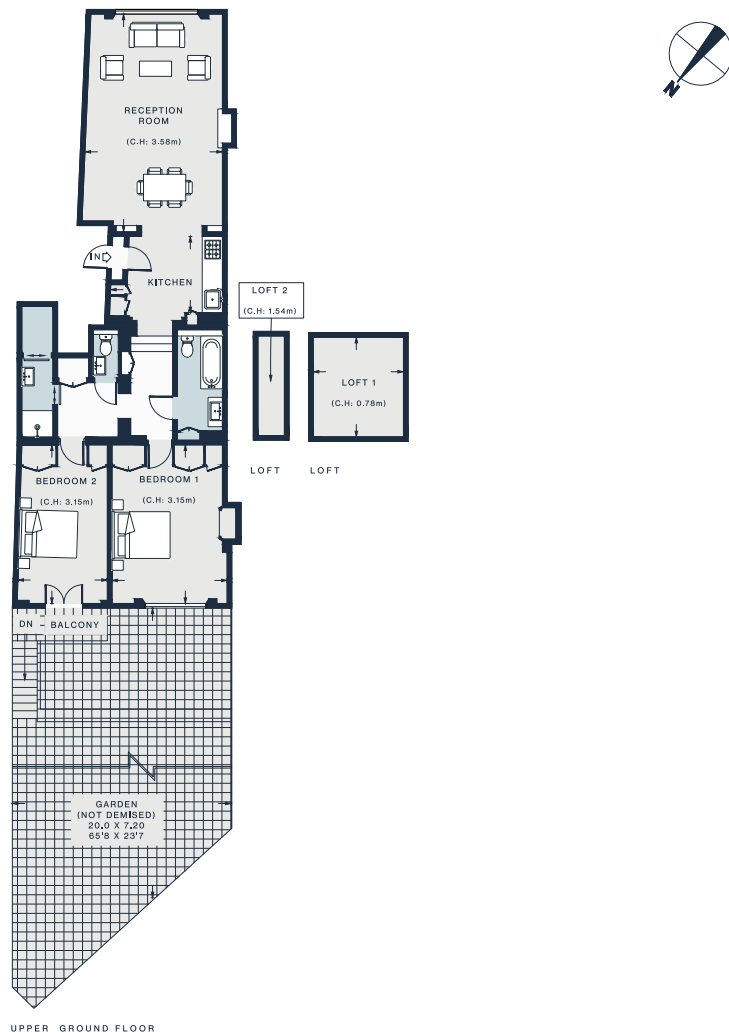












RECEPTION ROOM
23'2 x 14'5 (7.0m x 4.4m)

BEDROOM 1
16'4 x 12'3 (5.0m x 3.7m)

BEDROOM 2
16'7 x 9'2 (5.1m x 2.8m)

KITCHEN
12'0 x 8'0 (3.6m x 2.4m)

GARDEN
65'8 x 23'7 (20.0m x 7.2m)

LOFT
10'7 x 9'6 (3.2m x 2.9m)

Approx. Gross Internal Area = 1,180 sq ft / 110 sq m (Including Loft)

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

Recently renovated apartment in Notting Hill
 Reception room with period features
 Contemporary kitchen with Miele appliances
 Principal bedroom with fitted wardrobes
 Guest bedroom with direct garden access
 Private balcony
 Family bathroom
 Shower room and cloakroom
 Separate utility room
 Loft storage
 Large garden shared with one other apartment

Approx. 1,180 sq ft / 110 sq m

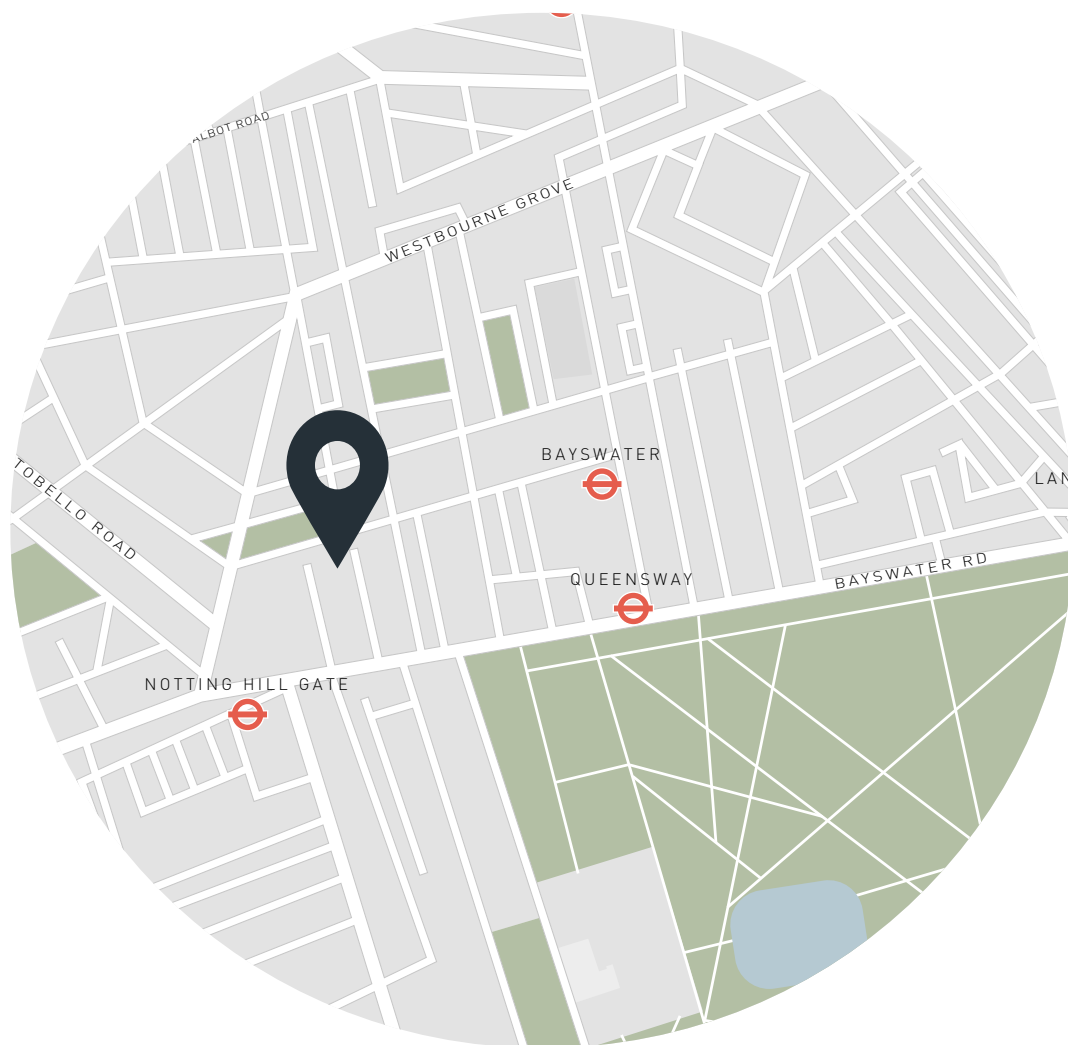
EPC=C

Tenure: Leasehold

Lease Length: circa 137 years

Annual Service Charge: Approx. £4,500

Council Tax Band: G



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. The vast lawns of Hyde Park are a few minutes' away, a year-round setting for weekend strolls. In the evening, choose between local favourites Mazi and Gold for dinner, or head to The Hillgate for drinks.

Notting Hill Gate – 5 mins (Central, Circle & District)

Bayswater – 13 mins (Circle & District)

Who — we are



Forward-thinkers in property, design and culture, we're an estate agency that hits refresh.

Domus Nova was born out of a desire to do things differently; to break the traditional agency model and focus on design-led homes in London and Ibiza, all while delivering the highest levels of personal service.

Our story starts in the nineties when we founded Notting Hill's first boutique agency – and we continue to open the doors to the most remarkable spaces, revealing them to our like-minded community.

We want to help you live better – and believe considered design can do that. That's why we remain committed to building on our legacy, in collaboration with BARNES International, an established agency with a market-leading presence in 22 countries.

Uniting our local insight and curated portfolio with BARNES International's expansive reach, we can facilitate the best opportunities in not only London and Ibiza, but also across Europe, the US and further afield – whether that's a château in the South of France, a penthouse in New York, or a chalet in the Swiss Alps.



DOMUS NOVA

Specialising in London
and Ibiza's design-led homes

Let's talk
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