



THE GATE HOUSE, LINDEN GARDENS, LONDON, W2
£1,350,000 LEASEHOLD

FANTASTIC HOUSE IN THE HEART OF NOTTING HILL GATE

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

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DESCRIPTION:

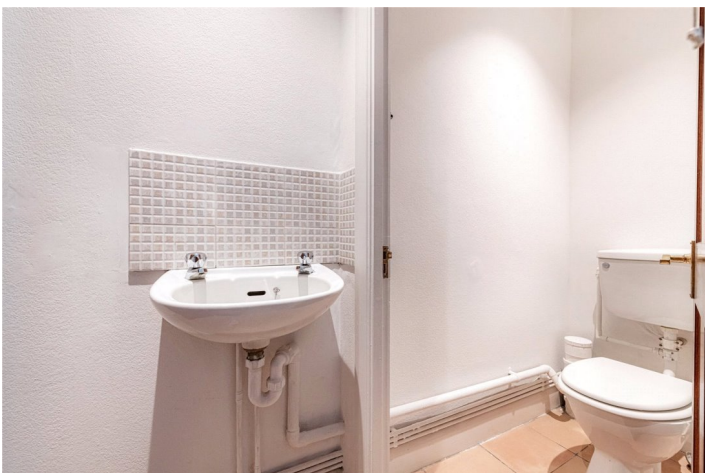
Unique and rarely available to the market two bedroom house that is ideally located on one of Notting Hill's premier residential roads.

Linden Gardens is a very desirable and quiet tree lined residential road which is moments from the hustle and bustle of Notting Hill Gate, allowing for easy access to Central London and other parts of the city.



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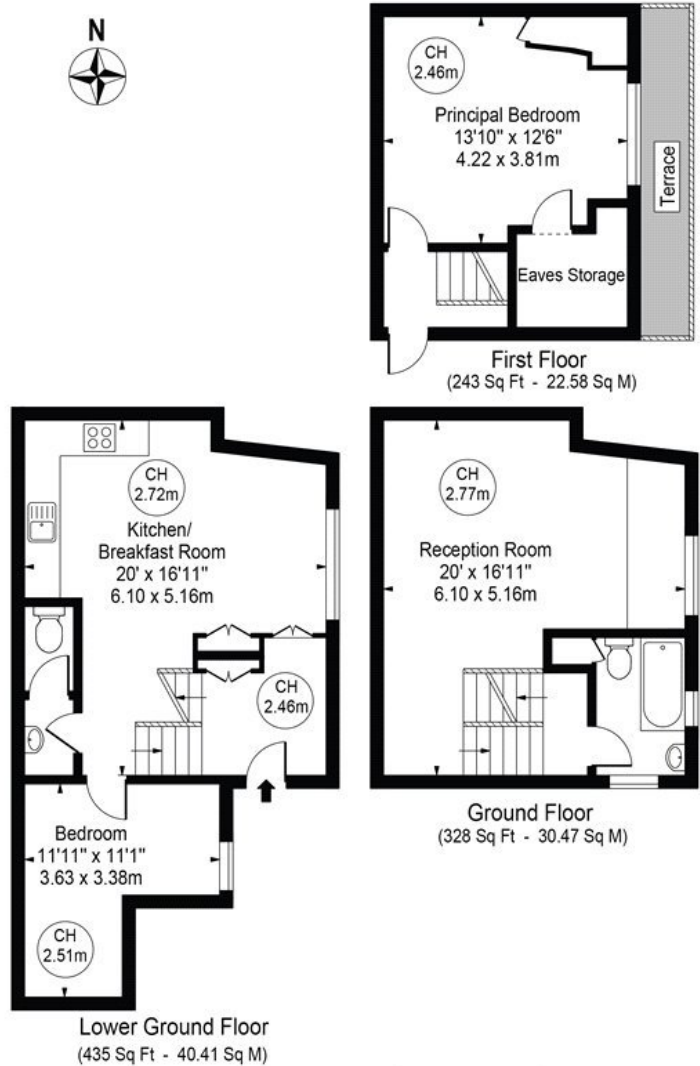
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Linden Gardens

Approx. Total Internal Area 1006 Sq Ft - 93.46 Sq M
(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 961 Sq Ft - 89.28 Sq M
(Excluding Eaves Storage & Restricted Height Area)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	69	
(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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