



MOUNTGRANGE
HERITAGE



Linden Gardens, W2

£900 per week Fees May Apply

A stunning two bedroom apartment with two private balconies in the heart of Notting Hill. The property is naturally bright with high ceilings, floor to ceiling French doors, a large reception room with a beautiful fireplace, a stylish fully fitted kitchen and wooden flooring throughout. The flat comes with a usual second bedroom and terrace area opposite the flat entrance making this property the perfect place for professional who work from home.

2 Bedrooms | 1 Reception Room | 1 Bathroom
Unfurnished

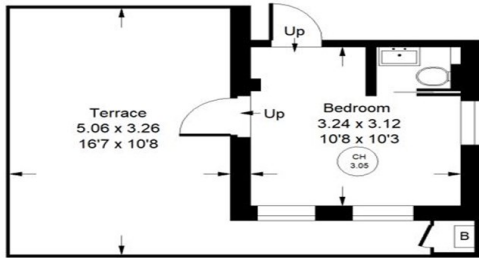
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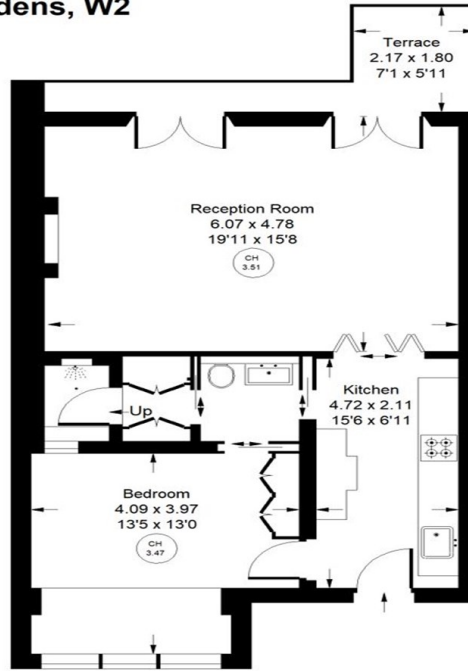
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Approx. Gross Internal Area
72.7 sq m / 782 sq ft



Studio
(Not Shown in Actual Location)



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Energy performance certificate (EPC)

Flat 47 Linden Gardens LONDON W2 4HQ	Energy rating C	Valid until: 22 July 2033 Certificate number: 2537-7723-8200-0729-8226
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Property type

Mid-floor flat

Total floor area

60 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.