



Moorhouse Road, W2

£830,000 *Share of Freehold*



An elegant two-bedroom Garden-Level Apartment with a private West-Facing garden located in the heart of The Artesian Village.

KEY FEATURES

- Share of Freehold
- West Facing Garden
- 2 Bedrooms
- Open-Plan Kitchen & Reception
- Own Front Door
- Artesian Village Location



Notting Hill Sales

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Situated on the sought-after Moorhouse Road, this beautifully presented garden-level apartment combines generous living space with the rare benefit of a private west-facing garden, creating an ideal home for both entertaining and everyday living.

The property centres around an impressive open-plan reception room and contemporary fitted kitchen, offering a bright and sociable space with ample room for both relaxing and dining. Large, glazed doors open directly onto the private patio garden, allowing natural light to flood the living area while seamlessly connecting the indoors with the outside. The west-facing aspect ensures the garden enjoys excellent afternoon and evening sunshine, making it a wonderful extension of the living space during the warmer months.

The accommodation comprises two double bedrooms the principal bedroom is particularly spacious, while the second bedroom is ideal as a guest room, home office or nursery. A stylish, fully tiled family bathroom has been finished to a high standard with contemporary fittings.

Moorhouse Road is a quiet, tree-lined residential street ideally positioned between Bayswater, Notting Hill and Queensway, placing an outstanding range of amenities within easy walking distance. Residents enjoy excellent transport connections with Royal Oak (Circle & Hammersmith & City lines), Bayswater (Circle & District lines) and Queensway (Central line) stations all nearby, providing swift access across Central London. Paddington Station, with the Elizabeth Line and Heathrow Express, is also within easy reach.

The area is renowned for its vibrant mix of independent cafés, restaurants and boutique shops, together with the extensive shopping and leisure facilities along Queensway. Hyde Park and Kensington Gardens are just a short stroll away, offering acres of open green space.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 106 year and 8 months
Service Charge: £3,320 per annum
Council Tax Band: C (Westminster)
EPC rating: E
Is the property listed: Property is not listed

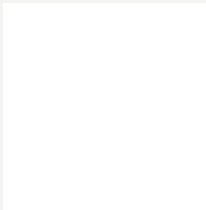
Utilities:

Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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<https://www.winkworth.co.uk/sale/property/NHS210052>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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APPROXIMATE GROSS INTERNAL AREA

734 Ft² - 68.23 M²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :
CH - Ceiling Height



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