



MOSCOW ROAD, W2  
**£1,350,000 LEASEHOLD**

**A STUNNING TWO-BEDROOM, TWO-BATHROOM UPPER  
 MAISONETTE OFFERING EXCEPTIONAL BRIGHTNESS AND  
 SPACE IN A PRIME NOTTING HILL LOCATION.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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### DESCRIPTION:

Designed for modern living, this apartment features premium specifications throughout, with underfloor heating in the kitchen and bathrooms, double-glazed bedroom windows for year-round comfort, and state-of-the-art home appliances including a built-in wine-cooler. Accessed from the second floor, the property spans the third and fourth floors, providing 948 sq. ft. of well-designed living space. The top floor features a semi-open-plan kitchen and reception area, bathed in natural light from an expansive skylight. Two sets of French doors open onto a charming balcony, enhancing the airy feel of the room. The lower floor hosts two generous double bedrooms, including a principal suite with its own ensuite bathroom. A separate shower room serves the second bedroom. Both bedrooms are equipped with floor-to-ceiling built-in wardrobes, offering abundant storage. The apartment enjoys sweeping south-facing views to the rear and delightful outlooks over Pembridge Square to the front.

### LOCATION:

Ideally positioned, Moscow Road is moments from the vibrant dining and shopping scenes of Westbourne Grove and the revitalized Queensway. The highly anticipated Whiteleys development, set to debut in late 2025 with luxury amenities, is just a short walk away. Kensington Gardens is also nearby, perfect for leisurely strolls. Excellent transport links include Bayswater (Circle & District), Queensway (Central), and Notting Hill Gate (Central, District & Circle) stations, along with Paddington Station offering the Elizabeth Line and Heathrow Express. Easy access to the A40 ensures convenient travel by car.

### Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>





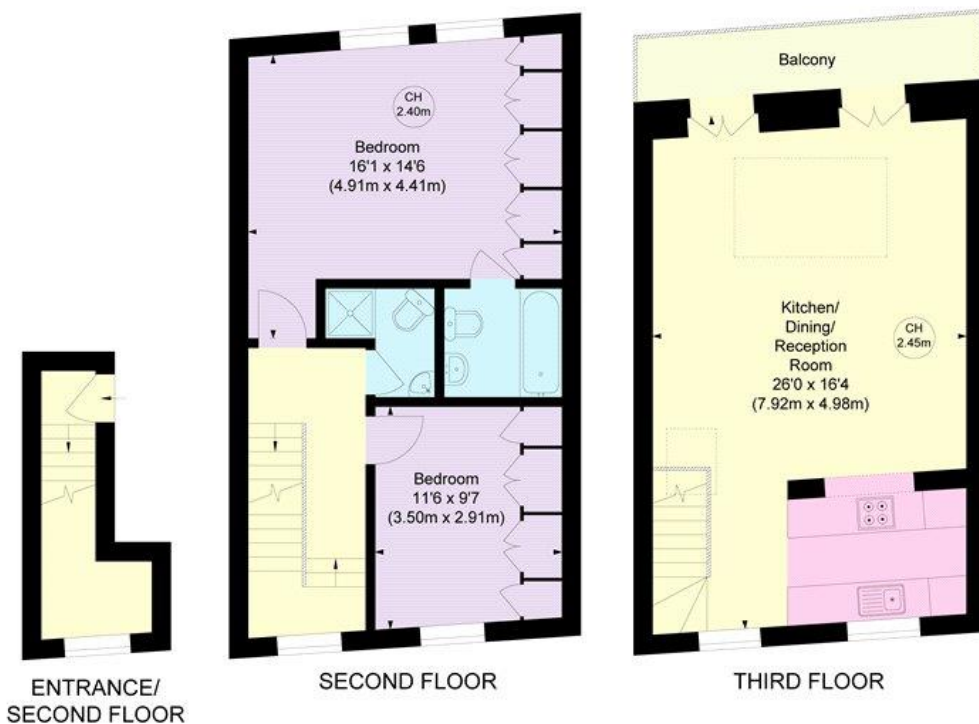
# MOSCOW ROAD, W2

APPROXIMATE GROSS INTERNAL AREA

948 Ft<sup>2</sup> - 88.05 M<sup>2</sup>

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 198 year and 11 months

**Service Charge:** £2,000 per annum

**Ground Rent:** £300 Annually (subject to increase)

**Council Tax Band:** D (RBKC)

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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