



Moscow Road
Bayswater, W2

£1,600,000

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HOMESITE

South facing triple aspect two bedroom apartment with lift, concierge and garage

FULL DETAILS

South facing two bedroom, two bathroom lateral apartment located on the second floor, with lift access, in this striking mansion block. The apartment has a lovely double aspect reception room, a stylish kitchen dining room, two spacious bedrooms, two bathrooms (one en-suite) plus a secure private garage. The apartment also benefits from high ceilings throughout, large windows an abundance of natural light and plenty of storage. The large open plan dining and reception room is situated just off the modern kitchen and creates great entertaining space. Situated on Moscow Road it is perfectly placed to benefit from the fantastic array of shops, restaurants and café's both Bayswater and Notting Hill have to offer. Hyde Park and Paddington Mainline Station, with the Heathrow Express and Elizabeth line, are also close at hand plus the area is well served by a multiple of tube stations and bus services.

PROPERTY FEATURES

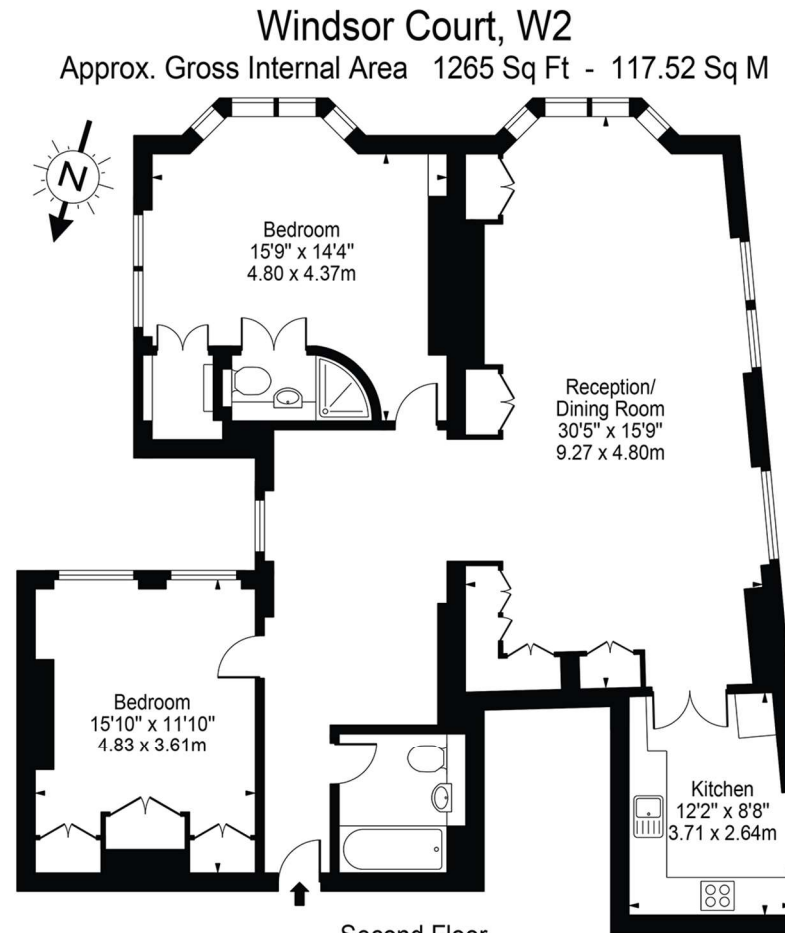
- Wonderful lateral space
- South-Facing Reception Room
- Two large double bedrooms
- Two Bathrooms
- Separate Kitchen
- Concierge
- Lift Access
- Garage
- approx. 1,265 Sq Ft / 117.5 Sqm
- Council Tax Band G - Westminster City

PROPERTY INFO

TENURE
Leasehold, approx. 153 years remaining

SERVICE CHARGE
£3500 per annum

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		52	78
EU Directive 2002/91/EC			



For Illustration Purposes Only - Not To Scale

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*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.