



Chapel Side  
Moscow Road, W2

CHESTERTONS









A four-bedroom house in excellent condition, with two large terraces and potential to extend. This turnkey family home is nestled down a pretty cobbled street in W2 and is located only 0.3 of a mile to 275 acres of beautiful green park land found at Kensington Gardens.

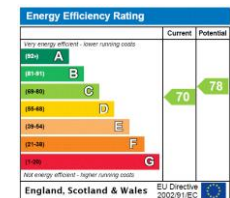
Lateral living space is spread across the entire ground floor, with a large reception/dining room, separate kitchen and guest WC. There is no lower ground floor diluting the value of this home, making it an excellent long-term investment.

On the first floor, three double bedrooms and a family bathroom. Stairs lead you up to the second floor to another double bedroom with en suite. There are two large terraces, creating the ideal hosting/entertaining space. There is potential to extend out the second floor and also for a third floor mansard (subject to necessary consents).

Chapel Side is nearby to all the action of Queensway and Notting Hill. Located within the "growth area" (£2.5 billion of local redevelopment) of Queensway and local prime developments e.g. The Whiteley and Park Modern, it is in the perfect location to benefit from potentially substantial long-term capital growth. Kensington Gardens, Queensway (Central line) & Bayswater (District & Circle lines) underground stations are all within 0.3 of a mile.

- Four bedroom house in excellent condition.
- Two large terraces.
- Potential to extend (subject to necessary consents).
- Lateral living space.
- No lower ground floor.
- Two large terraces, creating the ideal hosting/entertaining space.
- Potentially substantial long-term capital growth from Queensway and local prime developments (£2.5 billion of local redevelopment).

Offers in excess of £2,000,000



**Tenure:** Freehold  
**Local Authority:** Westminster  
**Council Tax Band:** G

**Chestertons Notting Hill Sales**

30 Ledbury Road  
 Notting Hill  
 London  
 W11 2AB

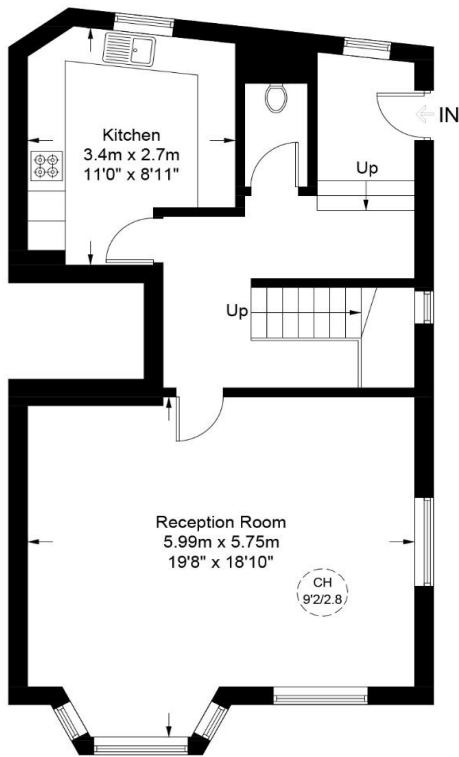
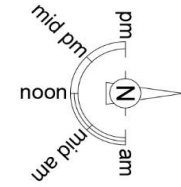
[nottinghill@chestertons.co.uk](mailto:nottinghill@chestertons.co.uk)

0203 040 8585

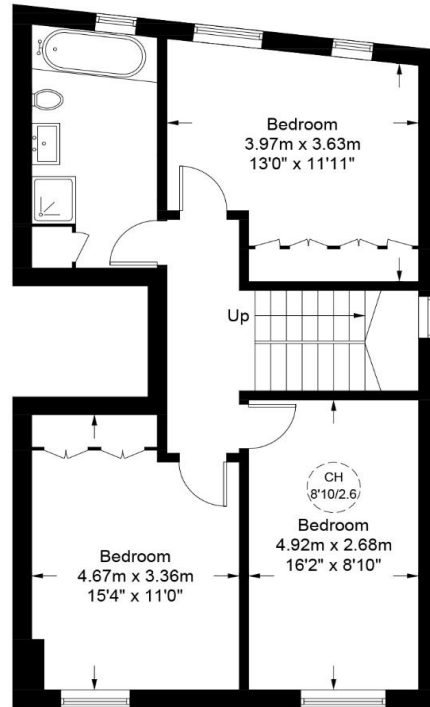
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# Chapel Side, W2

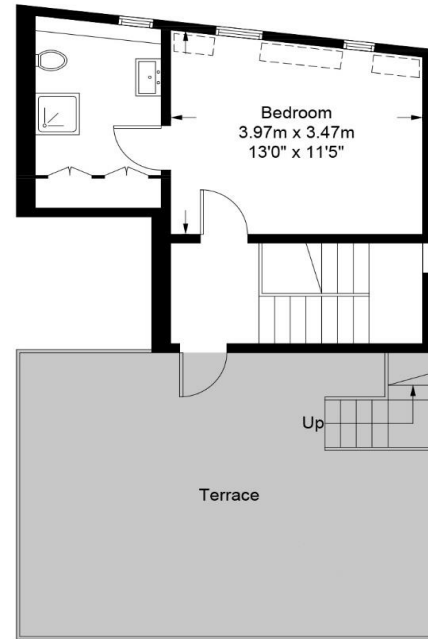
Approximate Gross Internal Area = 1632 sq ft / 151.6 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 11 sq ft / 1 sq m



**Raised Ground Floor**

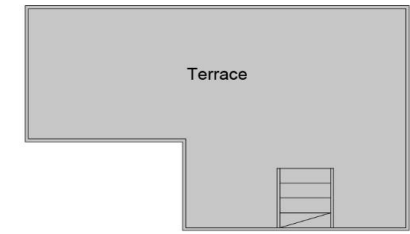


**First Floor**



**Second Floor**

= Reduced headroom below 1.5m / 5'0"



**Certified  
Property  
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID998042)

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