



Burnham Court  
Moscow Road, W2

Asking Price £1,750,000

CHESTERTONS







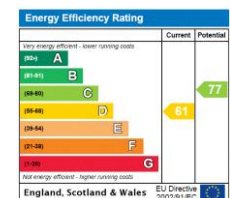


Featuring 1,676 square feet of lateral living space, with spacious reception leading directly on to the private balcony, separate kitchen, four double bedrooms, two bathrooms, a study and epic 6th floor views

While this property might benefit from modernisation, envision the potential to craft a home that perfectly aligns with your lifestyle and aesthetic preferences. With creative vision, this space could be transformed into a haven of contemporary comfort, where luxury and convenience converge seamlessly. Please call the office for our thoughts on what would exponentially increase the properties' value.

Situated on Moscow Road in Notting Hill, Burnham Court is a prestigious, period mansion block with porter and lift. IT is near to Both Queensway (Central Line), Bayswater (Circle & District lines) tube stations and Kensington Gardens are within a 0.2 mile walk from the property. Paddington mainline Station with connections to the Elizabeth Line and Heathrow Airport is also a short walk of 0.8 miles away.

- 1,676 sq ft of lateral living with a spacious reception opening onto a private balcony
- Four double bedrooms, two bathrooms, a separate kitchen, study and stunning sixth-floor views
- Excellent opportunity to modernise and create a bespoke home with significant potential to add value
- Prestigious period mansion block with porter and lift on Moscow Road in Notting Hill
- Moments from Queensway and Bayswater Underground stations and a short walk to Kensington Gardens
- Easy access to Paddington Station, the Elizabeth Line and Heathrow Airport



**Tenure:** Leasehold 189 Years from 25 December 1976

**Service Charge:** £8,454 (includes central heating, hot water and contribution to sinking

**Ground Rent:** Peppercorn

**Local Authority:** Westminster

**Council Tax Band:** G

**Chestertons Notting Hill Sales**

30 Ledbury Road

Notting Hill

London

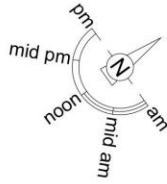
W11 2AB

nottinghill@chestertons.co.uk

0203 040 8585

# Burnham Court, W2

Approximate Gross Internal Area = 1676 sq ft / 155.7 sq m



**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. (ID998041)

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is  
100% recyclable