



**Moorhouse Road, Notting Hill, W2**

Notting Hill

Guide Price

**£3,250,000**

CHANEL RAPALLINI

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**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 1

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An exceptional interior designed triplex apartment, offering rare volume, light and privacy in the heart of Notting Hill's sought after Artesian Village.

Accessed via a private ground floor entrance, the property opens into a beautifully arranged first floor designed with both entertaining and everyday living in mind. The expansive double-aspect reception room is flooded with natural light, enhanced by west-facing floor-to-ceiling sash windows, creating a bright and inviting space. A separate, modern kitchen sits seamlessly alongside, combining style with practicality.

The second floor is dedicated entirely to a luxurious principal suite, a calm and private retreat, complete with a bespoke dressing room and an elegant en suite bathroom, centred around a freestanding roll top bath.

The top floor provides two further generous double bedrooms, alongside a sleek and contemporary family bathroom, ideal for guests or flexible living.

A standout feature of the home is the private roof terrace, offering a peaceful outdoor space with charming rooftop views across the surrounding neighbourhood.

Perfectly positioned just moments from the boutiques, cafés and restaurants of Westbourne Grove, this property captures the essence of Notting Hill living, combining lifestyle, design and location in equal measure.

**Service Charges:** £1,200

**Ground Rent:** £0

**Underlying Lease:** 999 years from 11/2005

Early viewing is highly recommended.







**Total: 1650 sq. ft**  
 Ground Floor: 96 sq. Ft, 1st Floor: 522 sq. Ft, 2nd Floor: 520 sq. Ft, 3rd Floor: 482 sq. Ft, Roof: 30 sq. ft  
 Excluded Areas: Utility: 11 sq. Ft, Terrace: 300 sq. Ft, Balcony: 81 sq. Ft,  
 Open To Below: 11 sq. Ft, Walls: 171 sq. ft

Disclaimer: Measurements Deemed Highly Reliable But Not Guaranteed



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