



Flat 28, 5, Alexandra Court, Moscow Road,  
, W2

Asking Price £1,700,000, Leasehold

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## Description

Occupying the top floor of an attractive and well-maintained building, this beautifully presented lateral apartment offers 1,423 sq ft / 132sqm of exceptionally bright and spacious living accommodation.

The property comprises three generously proportioned bedrooms, including a principal bedroom with en suite bathroom, along with an additional family bathroom. A large reception and dining room provides an ideal space for both everyday living and entertaining, complemented by a separate kitchen.

Residents benefit from the convenience of lift access, a porter, and parking, enhancing the appeal of this superb home.

Ideally located on Moscow Road, the apartment is moments from the expansive green spaces of Hyde Park and within walking distance of the excellent local amenities of Bayswater, Notting Hill Gate, and Westbourne Grove. Transport links are close by, including Queensway (Central Line) and Bayswater (Circle & District Lines), with the exciting Whiteleys redevelopment also nearby.

The property is offered on a long lease and falls within Council Tax Band H. EPC Rating C.

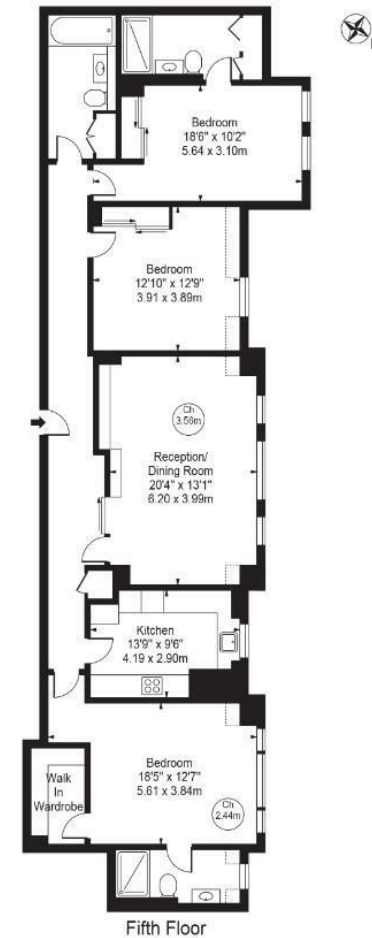
## Key Features

- PORTER
- PARKING
- EXCELLENT TRANSPORT LINKS
- PASSENGER LIFT
- OVER 1400 SQ FT

## Terms

Leasehold: 87 Years Remaining.  
Service Charge: £9,075.55 PA INC Reserve.  
Ground Rent: £600 PA.

**Alexandra Court**  
Approx. Total Internal Area 1423 Sq Ft - 132.20 Sq M  
(Including Restricted Height Area)  
Approx. Gross Internal Area 1400 Sq Ft - 130.06 Sq M  
(Excluding Restricted Height Area)



Fifth Floor

**For Illustration Purposes Only - Not To Scale**

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.