



WINDSOR COURT, W2  
**£1,850,000 LEASEHOLD**

**A VERY RARE, LARGE, LATERAL FOUR BEDROOM APARTMENT ON THE 1ST FLOOR (WITH LIFT) OF WINDSOR COURT, A POPULAR PORTERED BLOCK ON MOSCOW ROAD, BAYSWATER.**

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**DESCRIPTION:**

This incredibly spacious flat, with aspects on three sides, extends to 1,686 sq.ft of very rare lateral floor space. Situated on the first floor of this portered mansion block, with a lift and porter, this incredibly well located flat offers the perfect blank canvas to create a stunning lateral apartment. The accommodation comprises; large entrance hall, four double bedrooms, two bathroom and large kitchen with walk in storeroom. In addition, that apartment boasts excellent ceiling height and plenty of windows, including a feature round window, which provides plenty of natural light throughout.

**Utilities:**

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Communal

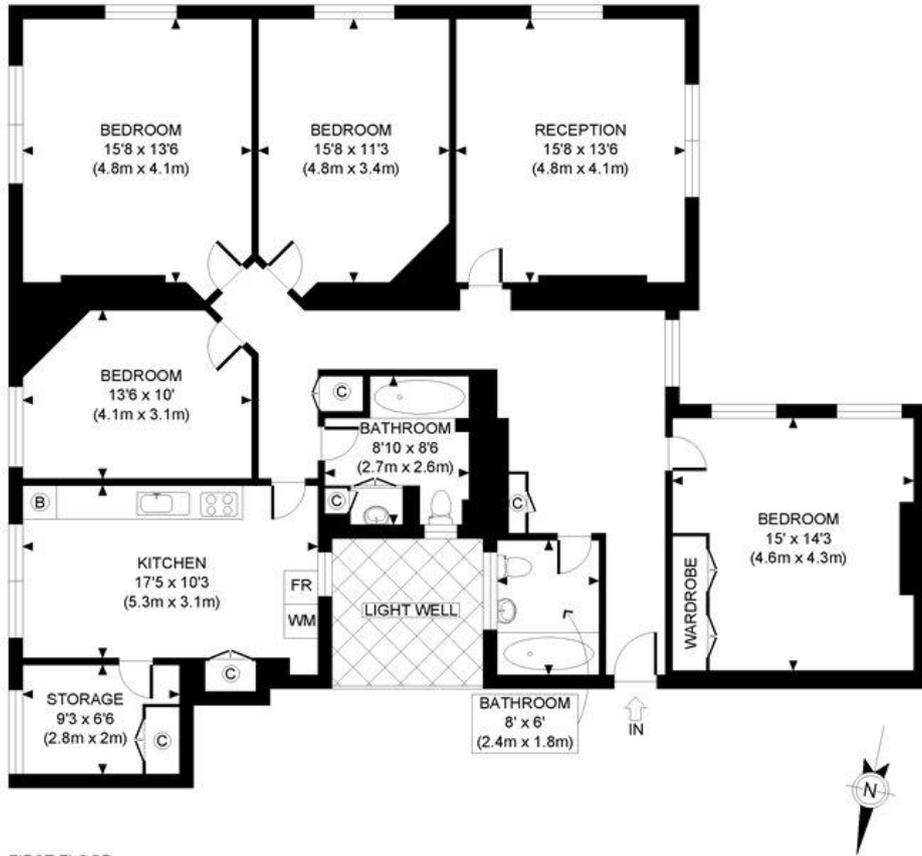
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**LOCATION:**

Windsor Court is an exceptional red brick period mansion block on Moscow Road with a lift and a porter. It is well located for the many shops & restaurants of the regenerated Queensway and Westbourne Grove. The Whiteleys development, which will open in late 2024 with many new luxury amenities is a short walk, while Kensington Gardens are also just a stroll away. Bayswater (Circle & District lines), Queensway (Central line) and Notting Hill Gate (Central, District & Circle lines) underground stations as well as Paddington Station with the Heathrow Express and Elizabeth Line. The A40 is a short drive.





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1686 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1686 SQ FT/ 157 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold

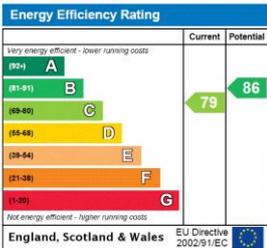
**Term:** 136 year and 9 months

**Service Charge:** £6,600 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** G (Westminster)

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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