



**Moscow Road, W2 4SW**  
**Offers In Excess Of £1,300,000**

**coopers**  
OF LONDON EST. 1986

# Moscow Road, W2

- Spacious and bright 3rd floor apartment
- Three bedroom Two bathroom
- Separate dining area
- Lift access and porter onsite
- Long lease
- Chain free

Coopers of London are proud to present a spacious 3 bedroom apartment in a well-maintained and highly regarded development. Situated within the highly sought-after Paddington / Bayswater area of W2 this exceptionally spacious three-bedroom apartment at Burnham Court offers an impressive 1,635 sq ft of versatile living space, ideal for families, downsizers, or those seeking generous proportions rarely found in apartment living.

Positioned to the rear of the building, the property benefits from a private outlook away from road noise, creating a calm and comfortable living environment.

The accommodation is thoughtfully arranged and comprises a substantial entrance hallway leading into all rooms. The expansive living and dining area provides an ideal space for both relaxing and entertaining, with large windows allowing for an abundance of natural light while maintaining a peaceful rear-facing aspect. The kitchen is well-proportioned and functional, offering plentiful worktop and storage space, with scope for modernisation if desired.

The property features three genuinely large double bedrooms, each offering excellent proportions. All three bedrooms benefit from built-in storage and the potential for an en-suite (subject to layout).

A family bathroom and additional guest shower room complete the internal accommodation.

Further benefits include:

Chain-free sale for a smooth and swift transaction  
Generous built-in storage throughout  
Well-kept communal areas  
Lift access and porter onsite

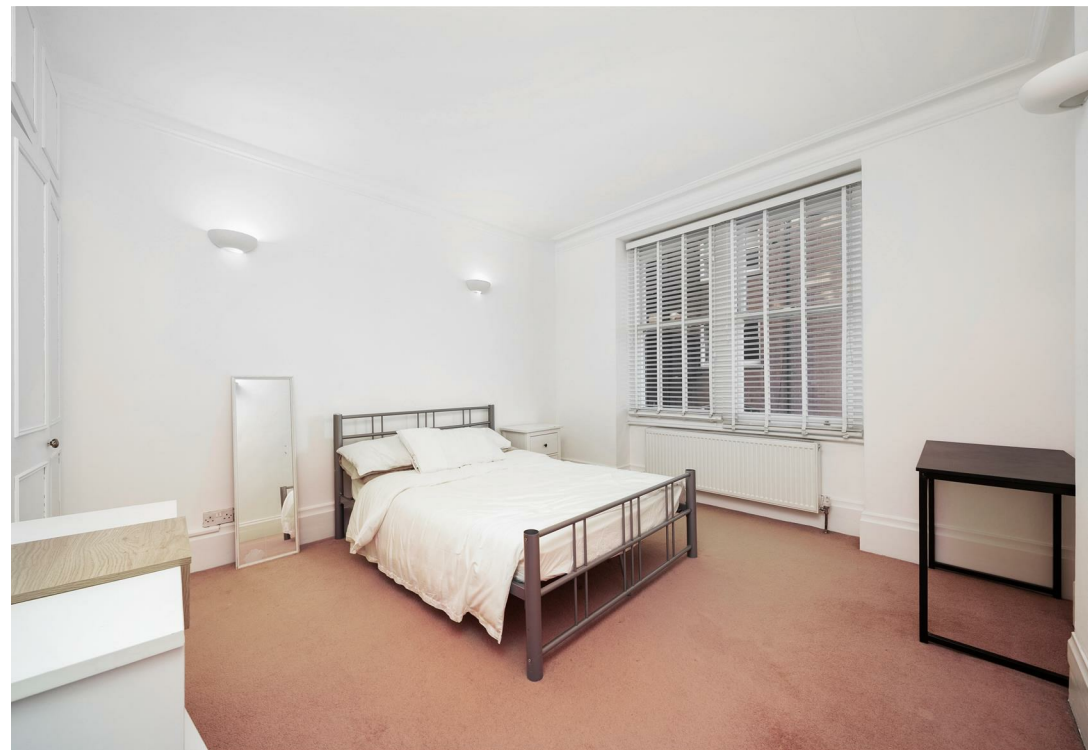
This apartment stands out for its exceptional square footage, practical layout, and tranquil positioning within the building—offering buyers a rare opportunity to acquire a substantial home with great potential to personalise.



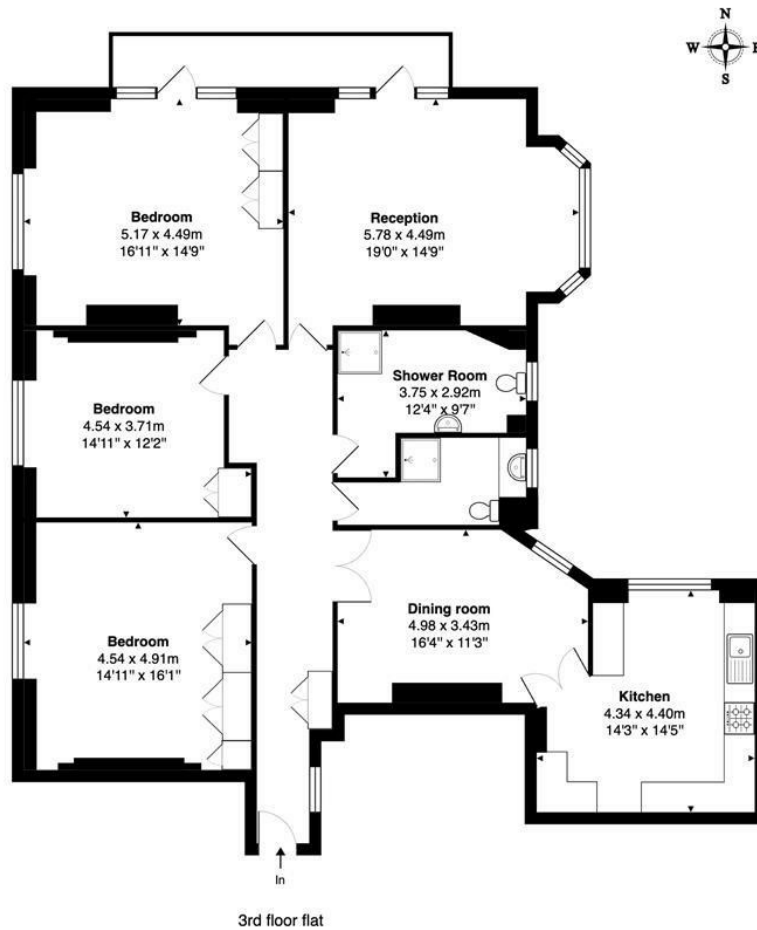












Burnham Court, Moscow Road, London, W2

Total Gross Area: 151.9 m<sup>2</sup> ... 1635 ft<sup>2</sup>

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS2: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

## Viewing

Strictly by appointment with:  
Coopers of London, 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
[info@coopersonlondon.co.uk](mailto:info@coopersonlondon.co.uk)

**0207 580 9658**

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