



Cleveland Square, London W2



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This beautifully presented apartment offers well proportioned rooms throughout with its fantastic layout, while also benefiting from access to an award winning communal garden.

The property is entered via well maintained communal areas into the main hallway on the second floor. The reception is an impressive room with high ceilings, three large sash windows with leafy views. There is a semi open plan kitchen with central island, integrated appliances and ample storage.

The principal bedroom also features a leafy outlook and comprises wood floors, fitted wardrobes and en suite shower room. There is an equally sized second bedroom to the rear with fitted wardrobes and a third bedroom. Furthermore the property features a tiled bathroom and utility space.



Guide price: £2,350,000

Tenure: Share of freehold plus leasehold, approximately 84 years remaining

Service charge: £3,500 per annum

Peppercorn rent: £1 per annum

Local authority: City of Westminster

Council tax band: G

Cleveland Square is a beautiful, quiet residential road with good local amenities and transport links. Grade II listed.

NB: we have been unable to confirm the next review date for the service charge, please inquire.





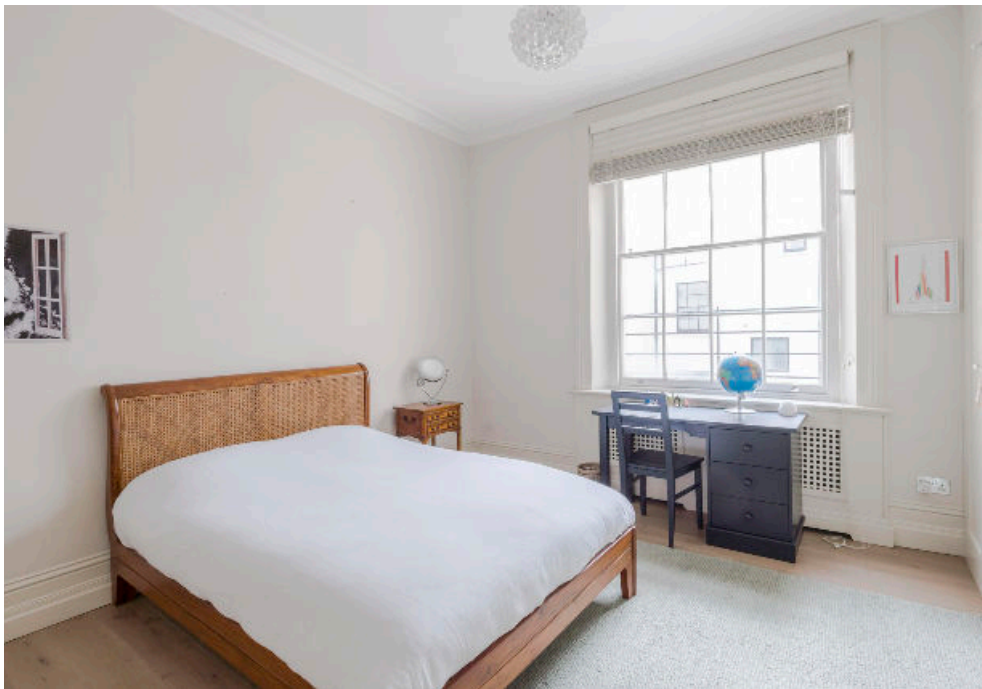
Location:

Cleveland Square is centrally located with excellent transport links such as Lancaster Gate underground (Central line) and Paddington mainline (Network Rail and Heathrow Express) and underground (Elizabeth, District, Circle, Bakerloo and Hammersmith & City lines) stations.

Oxford Street and the West End are both easily accessible offering some of the best shops, restaurants and theatre London has to offer.









Second Floor

**Approximate Gross Internal Floor Area
156 sq m / 1,682 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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