

Cleveland Square, London W2

 Knight
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A beautiful raised ground floor apartment located on one of the best garden squares in Bayswater.

A unique opportunity to acquire this beautiful lateral raised ground floor apartment overlooking a stunning private communal garden square. Double-fronted with its own private entrance, this apartment has grand proportions and high ceilings throughout. This apartment is located in an impressive stucco Grade II listed building moments from Hyde Park.

The apartment has been refurbished to an excellent standard and boasts a wide entrance hall, three double bedrooms with bespoke wardrobes, two luxurious marble en-suite bathrooms, an en-suite shower room, a stylish kitchen, a spacious reception with chevron oak flooring and cloakroom.



Guide price: £3,000,000

Tenure: Share of freehold plus leasehold, approximately 994 years remaining

Service charge: £5,500 per annum, reviewed every year, next review due 2024

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: G

The flat has access to Cleveland Square, arguably the finest private communal garden square in W2. Additionally, the apartment is ideally situated for the many shops and restaurants of fashionable Westbourne Grove.





Location:

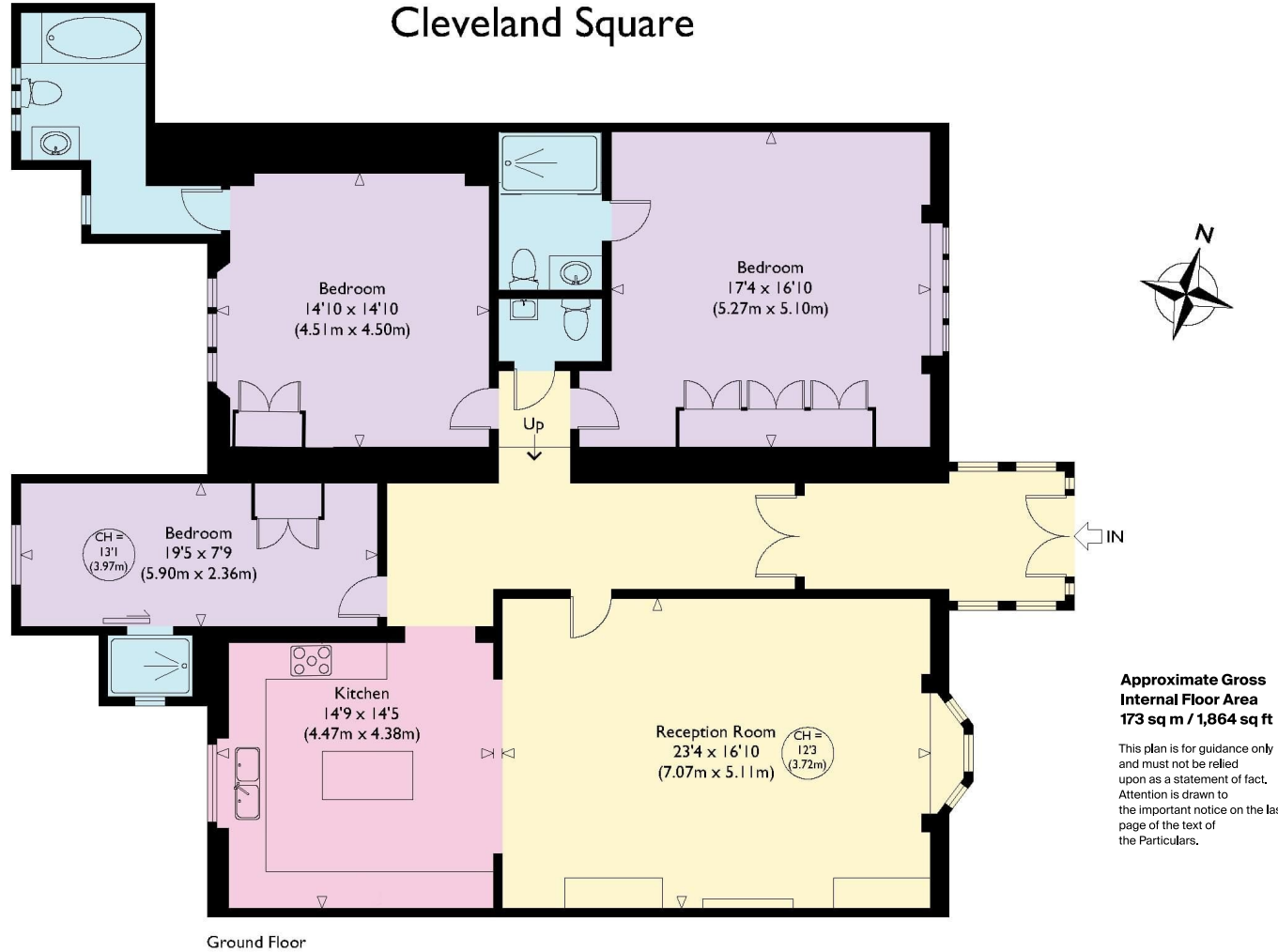
The local transport links are outstanding and include Paddington Mainline (Network Rail, Heathrow Express) and Underground stations (Bakerloo, Hammersmith and City, Circle and District lines) and Lancaster Gate (Central Line) Underground Station.

For motorists the A40 is nearby providing access to and from central London from the country. Cleveland Square is also perfectly positioned for the newly opened Elizebeth Line, which offers faster journey times into the City and Canary Wharf.





Cleveland Square



**Approximate Gross
Internal Floor Area
173 sq m / 1,864 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.

Knight Frank
Hyde Park
1 Craven Terrace
London
W2 3QD
knightfrank.co.uk

We would be delighted to tell you more
Tim Perks
+44 20 7871 5065
tim.perks@knightfrank.com



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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