



Cleveland Square, Hyde Park W2



Cleveland Square, Hyde Park W2

Two bedroom apartment positioned on the first floor of a Grade II listed garden square building with stunning views across the residents communal gardens of Cleveland Square.

An immaculately presented, approximate 136 sq m (1,469 sq ft) two bedroom apartment located on the first and second floors of this stucco fronted building.

This stunning apartment opens into a spacious reception room offering versatile entertaining space, fireplace, three floor to ceiling windows, which open on to a private terrace with lovely views across Cleveland Square, period cornicing and deep American Walnut skirting.



Guide price: £3,500,000

Tenure: Share of freehold plus leasehold, approximately 999 years remaining

Service charge: £11,000 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: Unknown

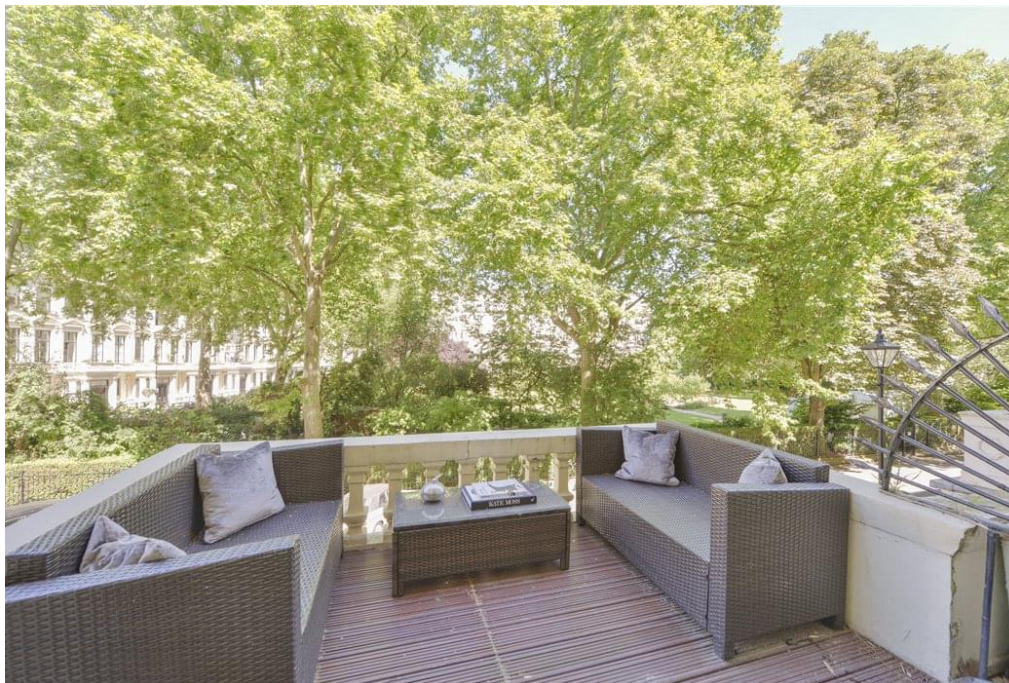






The reception room and kitchen have built-in surround sound for music and TV. Through the sliding doors is the custom-made kitchen with marble work surfaces and built-in Miele appliances. The second floor has two large en suite bedrooms. The principal bedroom has views to the front and a walk-in dressing room. There is also a guest WC, a utility cupboard and second entrance. The apartment also has access to the communal gardens of Cleveland Square.

Cleveland Square is located in the heart of Bayswater with the many shops, bars and restaurants of Whiteleys and Westbourne Grove nearby. Local transport links include Paddington Mainline (Network Rail, Heathrow Express) and Underground Stations (Elizabeth, Bakerloo, Hammersmith and City, Circle and District lines) and Lancaster Gate (Central Line) Underground Station.



Cleveland Square, W2

Approximate Gross Internal Area = 136 sq m / 1469 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

I would be delighted to tell you more
Mark Ruffell
020 3697 8234
mark.ruffell@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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated December 2024. Photographs and videos dated December 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.