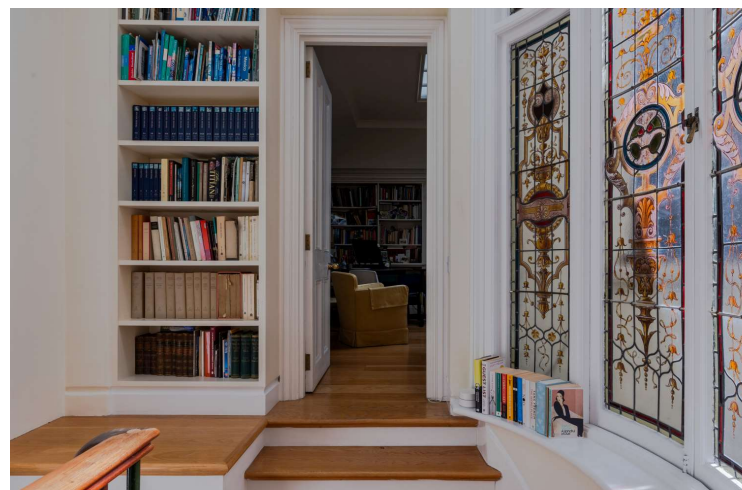




Cleveland Square  
Bayswater, W2

CHESTERTONS





Nestled within the elegant confines of a distinguished period stucco building, this ground and first floor apartment on Cleveland Square in London W2 epitomises refined living. Boasting three bedrooms and two bathrooms, its grandeur is matched by its practicality. The spacious reception area offers panoramic views of the meticulously manicured communal gardens, while the large dine-in kitchen beckons culinary creativity. With ceilings soaring at 3.63 metres, ornate period features, and enchanting fireplaces, every corner exudes timeless charm. Gleaming wood floors add warmth and character to the space, complementing its heritage. Its private street side entrance ensures exclusivity and convenience. Situated in the coveted enclave of Cleveland Square, renowned for its lush communal gardens, the property enjoys proximity to Paddington Station, Queensway, and the Whiteley Development, making it a quintessential address for those seeking the epitome of London living.

- 3 Beds - 2 Baths
- High Ceilings
- Period Features and Fireplaces
- Wood Floors
- Dine-in Style Kitchen
- Communal Gardens

Asking Price £3,500,000

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A |         |           |
| (91-101)                                    | B |         |           |
| (81-90)                                     | C |         |           |
| (69-80)                                     | D |         |           |
| (55-68)                                     | E |         |           |
| (39-54)                                     | F |         |           |
| (13-38)                                     | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
|   |   | 80      | 86        |

EU Directive 2002/91/EC  
England, Scotland & Wales

**Tenure:** Share of Freehold with 999 year Lease  
**Service Charge:** £10,309 per annum  
**Ground Rent:** None  
**Local Authority:** Westminster  
**Council Tax Band:** G

*Chestertons Hyde Park & Marylebone Sales*

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# Cleveland Square, W2

Approximate gross internal area  
169.64 sq m / 1826 sq ft

Key :  
CH - Ceiling Height



First Floor

Raised Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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