

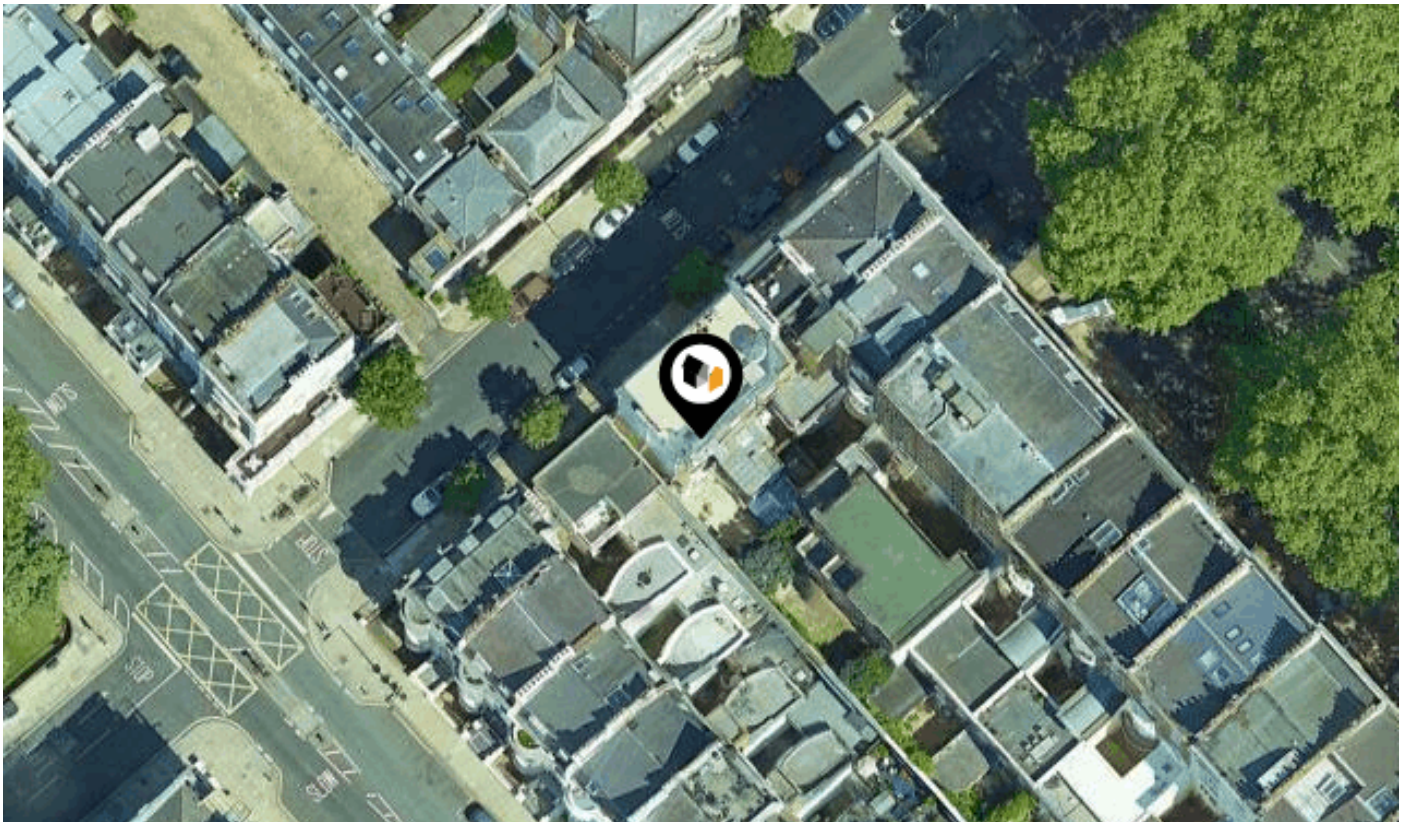


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Sunday 12th May 2024



25, CLEVELAND TERRACE, LONDON, W2

Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

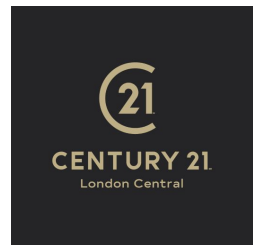
roger.collings@century21uk.com

www.century21uk.com



Introduction

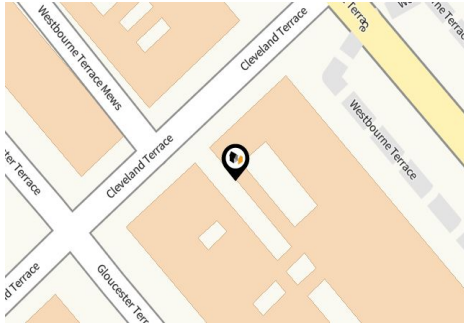
Our Services



Our Agency: Century21
Your Agent: Roger Collings
Agent Contact: 020 7630 1099
Agent Email: roger.collings@century21uk.com

Welcome to this stunning 2-bedroom, 2-bathroom apartment located at Cleveland Terrace, Paddington, London. This beautiful property offers a spacious and modern living space, perfect for those seeking a comfortable and stylish home. Upon entering, you will be greeted by a generously sized living area, providing ample space for relaxation and entertainment. The apartment boasts a well-equipped kitchen, complete with modern appliances and plenty of storage space. The two bedrooms offer a peaceful retreat, with ample natural light and built-in wardrobes for all your storage needs. The master bedroom features an ensuite bathroom, adding a touch of luxury to your daily routine. Additionally, there is another bathroom, ensuring convenience for both residents and guests. With a building area of 1000sqft, this apartment offers plenty of room for comfortable living. The property also features a bathtub, allowing you to unwind and relax after a long day. Located in the highly sought-after area of Paddington, this apartment is surrounded by a vibrant community and offers easy access to a wide range of amenities. Enjoy the convenience of nearby shops, restaurants, and cafes, as well as excellent transport links, including Paddington Station. The monthly rental price for this exceptional apartment is £4,400. Don't miss the opportunity to make this stunning property your new home. Contact us today to arrange a viewing and secure this fantastic lease opportunity. Available Now

Property Overview



Property

| | | | |
|------------------|---|-------------------------------|------|
| Type: | Flat / Maisonette | Last Sold £/ft ² : | £720 |
| Bedrooms: | 2 | | |
| Floor Area: | 957 ft ² / 89 m ² | | |
| Year Built : | 1900-1929 | | |
| Council Tax : | Band F | | |
| Annual Estimate: | £1,408 | | |
| UPRN: | 10033562851 | | |

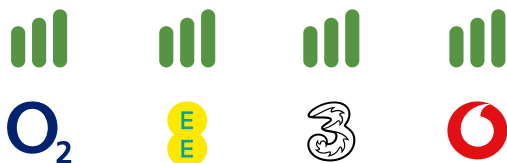
Local Area

| | |
|--------------------|---------------------|
| Local Authority: | City of westminster |
| Conservation Area: | Bayswater |
| Flood Risk: | |
| • Rivers & Seas | Very Low |
| • Surface Water | Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------|------------|-----------|
| 17 mb/s | 80 mb/s | - mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



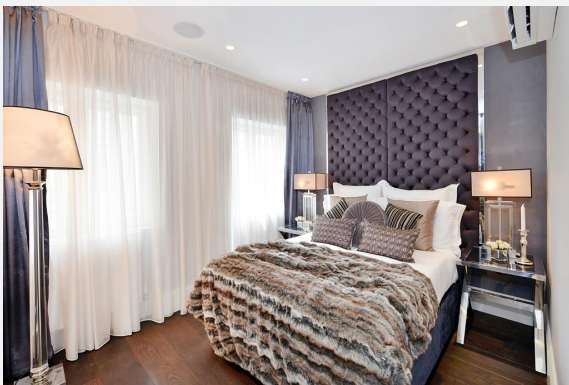
Satellite/Fibre TV Availability:



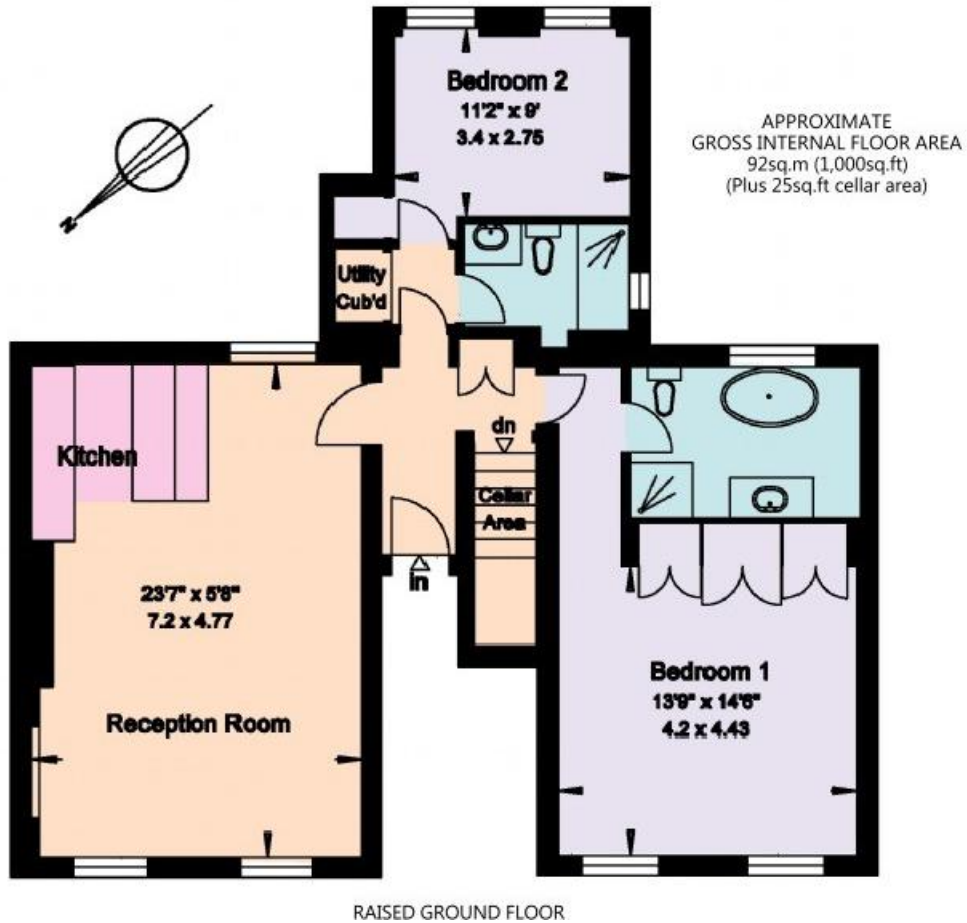
Gallery Photos

21

CENTURY 21
London Central



25, CLEVELAND TERRACE, LONDON, W2



Property EPC - Certificate



25 Cleveland Terrace, W2

Energy rating

C

Valid until 19.02.2028

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 c | 77 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

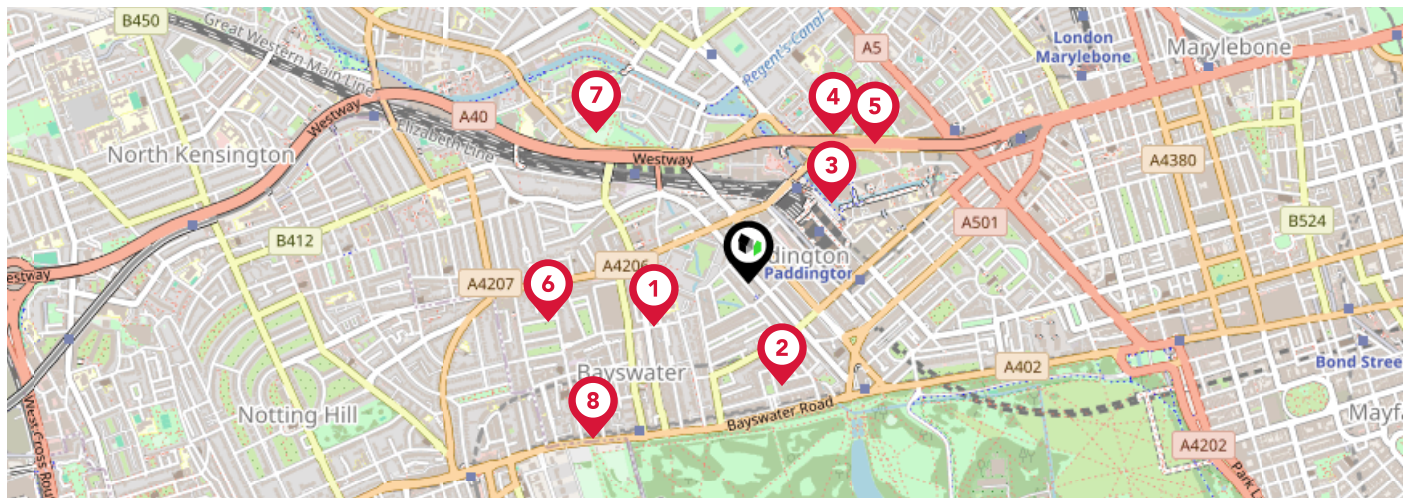
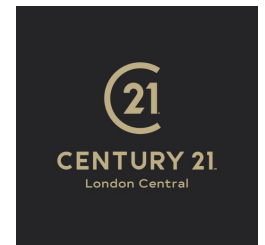
EPC - Additional Data



Additional EPC Data

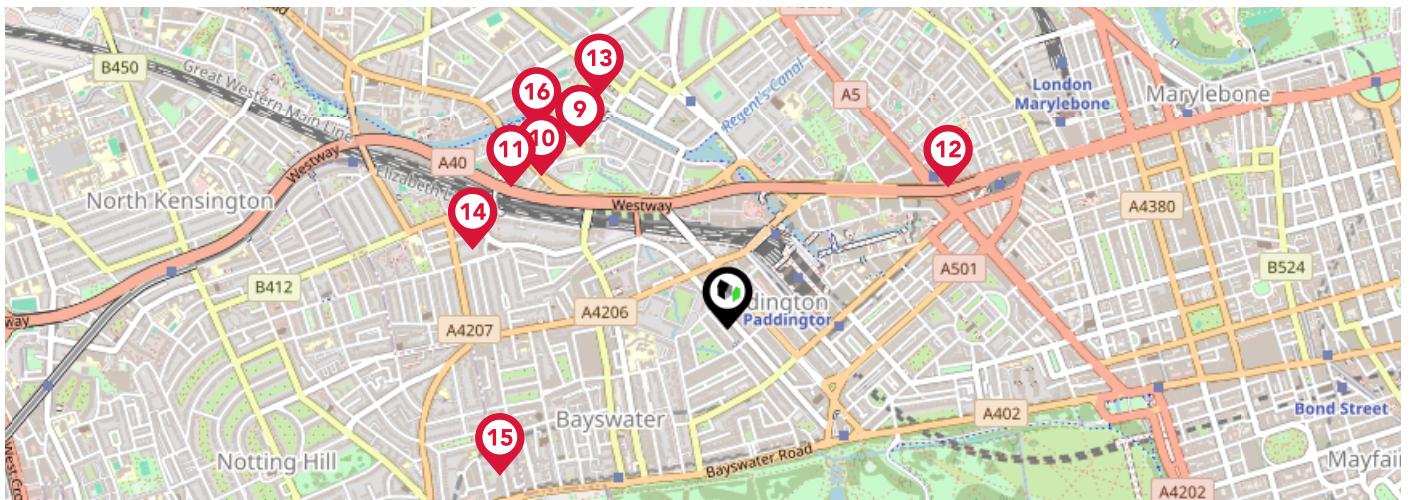
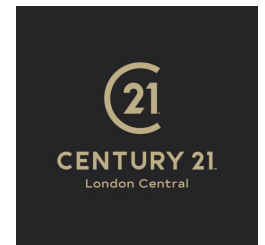
| | |
|-------------------------------------|--|
| Property Type: | Flat |
| Build Form: | End-Terrace |
| Transaction Type: | Rental (private) |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Floor Level: | Ground |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | (another dwelling above) |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 96% of fixed outlets |
| Floors: | (another dwelling below) |
| Total Floor Area: | 89 m ² |

Area Schools



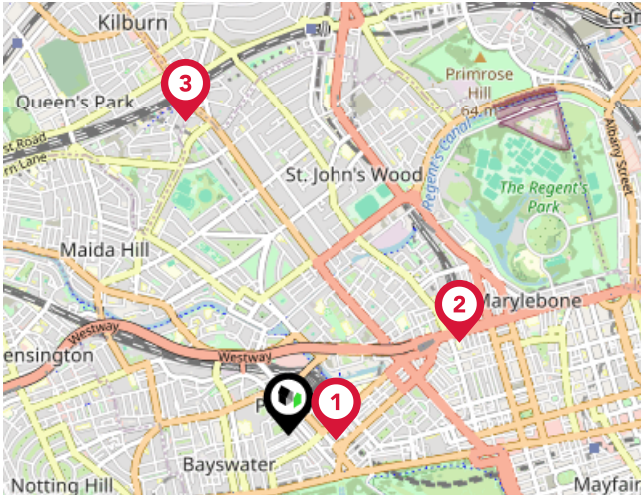
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Hallfield Primary School Ofsted Rating: Good Pupils: 415 Distance:0.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | St James & St John Church of England Primary School Ofsted Rating: Good Pupils: 177 Distance:0.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Marylebone Boys' School Ofsted Rating: Good Pupils: 617 Distance:0.27 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | L'Ecole Bilingue Elementaire Ofsted Rating: Outstanding Pupils: 123 Distance:0.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | United Colleges Group Ofsted Rating: Requires improvement Pupils:0 Distance:0.43 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | College Park School Ofsted Rating: Good Pupils: 103 Distance:0.47 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Edward Wilson Primary School Ofsted Rating: Good Pupils: 357 Distance:0.5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Kensington Park School Ofsted Rating: Not Rated Pupils: 166 Distance:0.51 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools



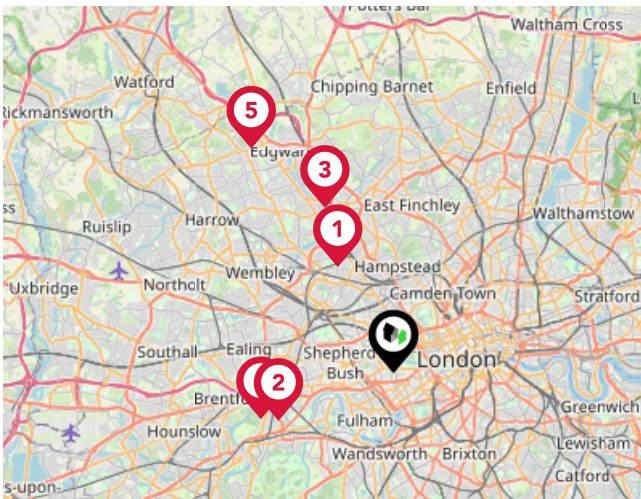
| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 St Mary Magdalene CofE Primary School Ofsted Rating: Good Pupils: 170 Distance:0.54</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Our Lady of Dolours Catholic Primary Ofsted Rating: Good Pupils: 201 Distance:0.56</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Westminster Academy Ofsted Rating: Outstanding Pupils: 1139 Distance:0.6</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 Ark King Solomon Academy Ofsted Rating: Outstanding Pupils: 1127 Distance:0.61</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 St Saviour's CofE Primary School Ofsted Rating: Outstanding Pupils: 220 Distance:0.62</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 St Stephen's CofE Primary School Ofsted Rating: Good Pupils: 149 Distance:0.62</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Pembridge Hall School Ofsted Rating: Not Rated Pupils: 415 Distance:0.62</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Ark Atwood Primary Academy Ofsted Rating: Outstanding Pupils: 446 Distance:0.64</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



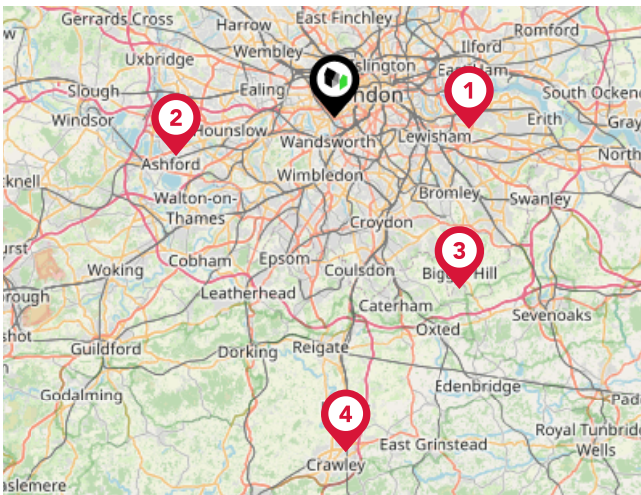
National Rail Stations

| Pin | Name | Distance |
|-----|--------------------------------|------------|
| 1 | London Paddington Rail Station | 0.22 miles |
| 2 | London Marylebone Rail Station | 0.9 miles |
| 3 | Kilburn High Road Rail Station | 1.52 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-------|------------|
| 1 | M1 J1 | 4.44 miles |
| 2 | M4 J1 | 4.62 miles |
| 3 | M1 J2 | 6.61 miles |
| 4 | M4 J2 | 5.22 miles |
| 5 | M1 J4 | 9.78 miles |



Airports/Helipads

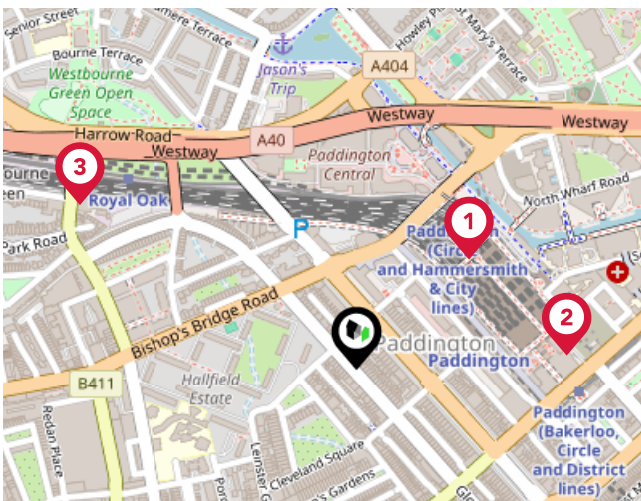
| Pin | Name | Distance |
|-----|-------------------------|-------------|
| 1 | London City Airport | 10 miles |
| 2 | London Heathrow Airport | 12.05 miles |
| 3 | Biggin Hill Airport | 15.72 miles |
| 4 | London Gatwick Airport | 24.89 miles |

Area Transport (Local)



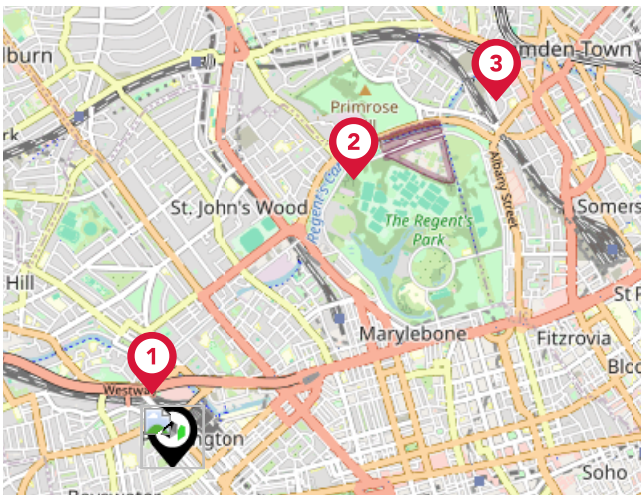
Bus Stops/Stations

| Pin | Name | Distance |
|-----|---|------------|
| 1 | Westbourne Terrace | 0.04 miles |
| 2 | Westbourne Terrace | 0.09 miles |
| 3 | Bishops Bridge Road Westbourne Terrace | 0.1 miles |
| 4 | Cleveland Terrace | 0.08 miles |
| 5 | Paddington Station Eastbourne Terrace | 0.11 miles |



Local Connections

| Pin | Name | Distance |
|-----|---------------------------------------|------------|
| 1 | Paddington (H&C Line)- Underground | 0.18 miles |
| 2 | Paddington Underground Station | 0.24 miles |
| 3 | Royal Oak Underground Station | 0.37 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|--------------------------------|------------|
| 1 | Little Venice Waterbus Stop | 0.35 miles |
| 2 | London Zoo Waterbus Stop | 1.57 miles |
| 3 | Camden Lock Waterbus | 2.26 miles |



Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

Testimonial 2



My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



/C21uk



/Century21UK



/century21_uk/



/company/century21-united-kingdom

Century21 Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



Century21

85 Rochester Row Westminster London
SW1P 1LJ
020 7630 1099
roger.collings@century21uk.com
www.century21uk.com

