



LDG

CLEVELAND STREET

Fitzrovia

£535,000

STC



Cleveland Street









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

**ADDRESS**

Cleveland Street, London

POSTCODE

W1T 6PB

THE SPACE

A newly refurbished lower ground floor studio apartment with separate sleeping area and private street entrance has become available in an attractive period building. Located in the heart of Fitzrovia, close to Great Portland Street and Warren Street underground stations. This apartment benefits from having its own secure gated entrance, comprises of a large room with glazed room divider, ventilation system, newly fitted kitchen, shower, two toilets. and access to pavement vaults providing ample storage.

Conveniently located close to the renowned Charlotte Street. We guarantee that any resident is always going to be spoilt for choice when it comes to dining options! Nearby is the Cross Rail hub of Tottenham Court Road Station, along with all the joys that can be found in Soho and Bloomsbury.

ACCOMMODATION**& FEATURES**

- Long Leasehold
- Vacant Possession
- Private Entrance
- Ample Storage Space
- Demised Pavement Vaults
- Fully Integrated Kitchen With Induction Hob
- Wood Flooring
- Ventilation System

ON YOUR DOORSTEP

Bento Ya
Miel
Passyunk Avenue
Caravan
The Remedy Wine Bar
Smugglers Tavern
The Albany
The Grafton Arms
Pure Gym
F45
Fitness First

Cleveland Street

PRICE

£535,000, subject to contract

TENURE

Leasehold - 119 years remaining

SERVICE CHARGE

TBC

GROUND RENT

£200.00 p.a

COUNCIL TAX

Camden Band C

RESIDENTS PARKING

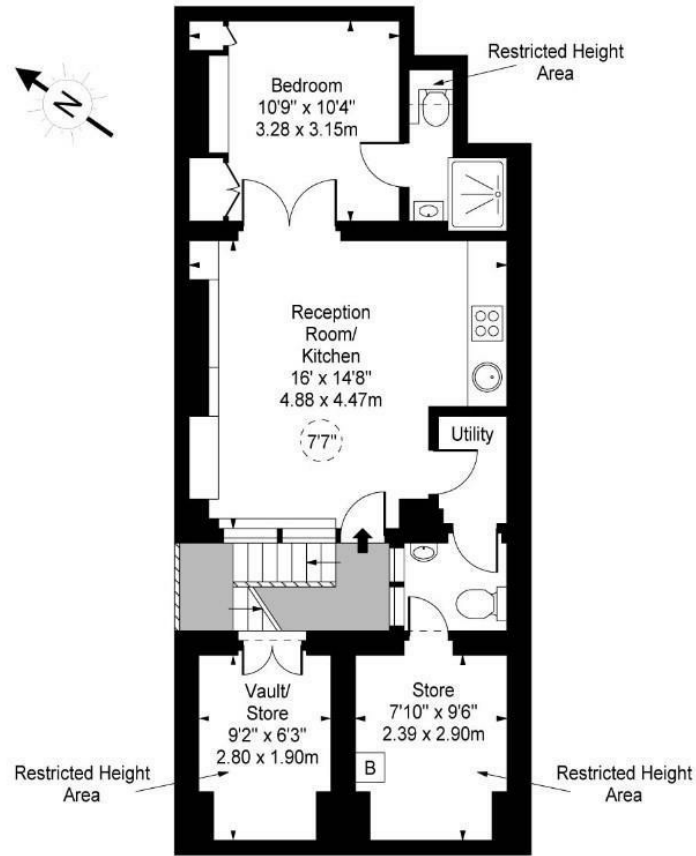
TBC

COMMUTE

Great Portland Street - 1 min
Warren Street - 2 mins
Goodge Street - 6 mins
Tottenham Court Road - 10 mins

Cleveland Street, W1T 6PB

 - Ceiling Height



Lower Ground Floor

Approx Gross Internal Area **425 Sq Ft - 39.48 Sq M**

Approx. Floor Area Including Restricted Heights **500 Sq Ft - 46.45 Sq M**
(Excluding Vaults/Store)

For Illustration Purposes Only - Not To Scale

Ready to talk?



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