



LDG

CLEVELAND STREET

Fitzrovia

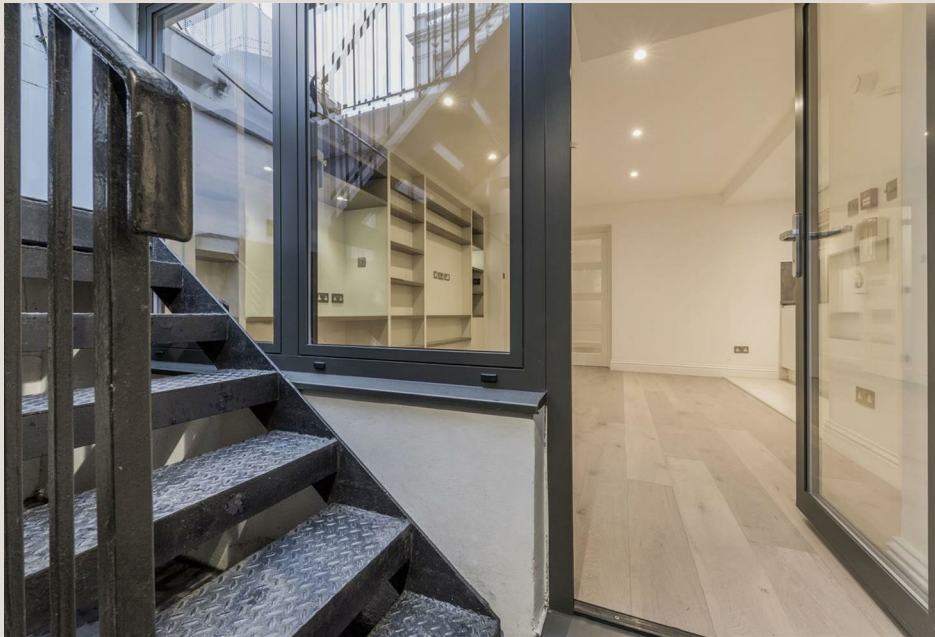
OIEO £500,000 STC

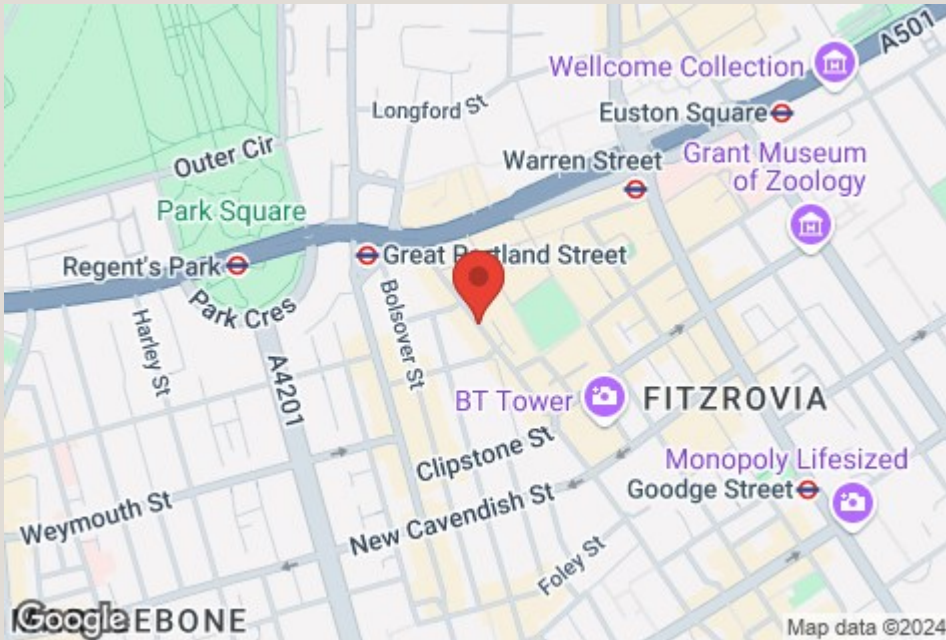


Cleveland Street









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 studio room with glazed room divider for separate sleeping area, ventilation system, newly fitted kitchen, shower, two toilets. and private access to pavement vaults providing ample storage with potential to create additional internal space.

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 - 999 years
- Vacant Possession
- Private Entrance
- Ample Storage Space
- Demised Pavement Vaults offering potential for multiple uses.
- 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

OIEO £500,000, subject to contract

TENURE

Leasehold - A new 999 year lease to be granted

SERVICE CHARGE

TBC - Approx. £1500 p.a

GROUND RENT

Peppercorn

COUNCIL TAX

Camden Band C

RESIDENTS PARKING

TBC

COMMUTE


Great Portland Street - 1 min

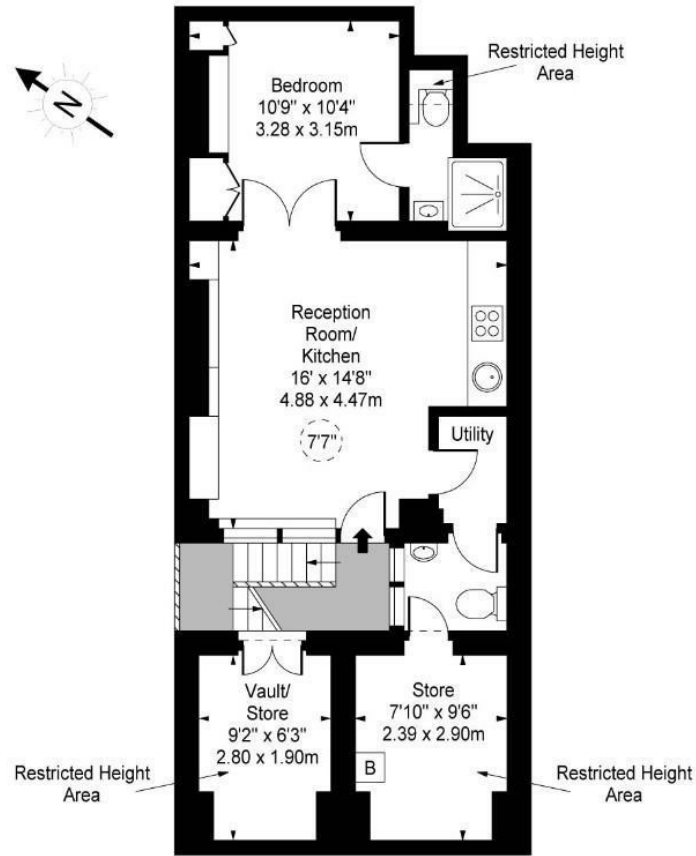
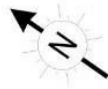
Warren Street - 2 mins

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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