



LDG

CLEVELAND STREET

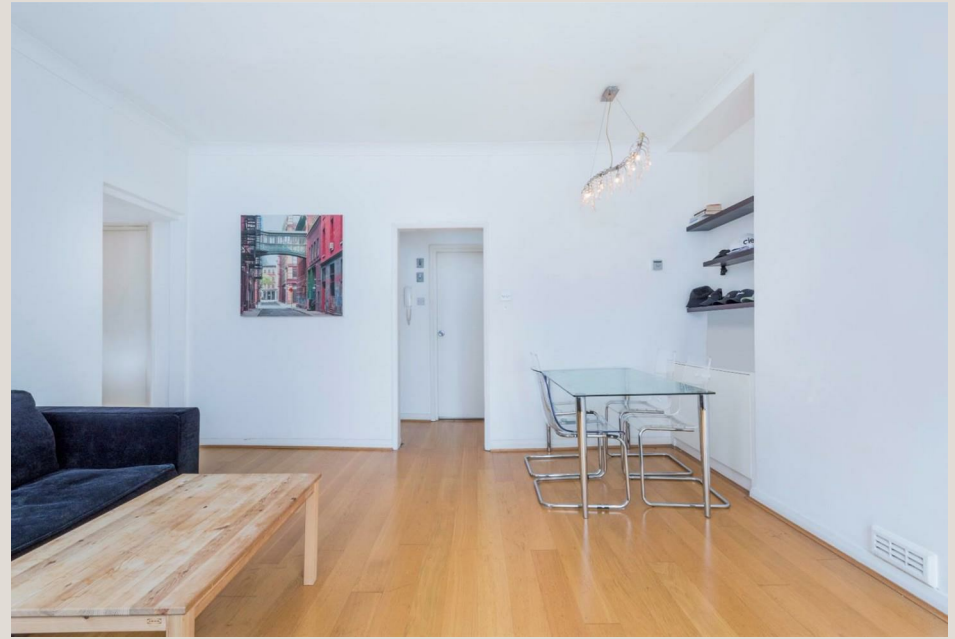
Fitzrovia

£800,000

STC



Cleveland Street







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	57	
(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 4JH

THE SPACE

Situated on the first floor of an attractive period conversion, and featuring high ceilings and floor-to-ceiling sash windows, this bright and airy two-bedroom apartment is an essential pick for any buyer looking to immerse themselves into Fitzrovia life.

Occupying a prime position on the bustling Cleveland Street Parade, this convenient address offers easy access to the culinary delights of Great Titchfield and Charlotte Street, as well as being a short stroll to the greenery of The Regents Park.

ACCOMMODATION**& FEATURES**

- High Ceilings
- Floor-to-Ceiling Windows
- Period Conversion
- First Floor
- Two Double Bedrooms
- Gas Central Heating
- Cleveland Street Parade

ON YOUR DOORSTEP

The Lore of the Land
 Alex Coffee
 Scandi Kitchen
 Naroon
 Riding House Cafe
 Kaffeine

PRICE

£800,000, subject to contract

TENURE

Leasehold - 107 years remaining

SERVICE CHARGE

£2400 pa

GROUND RENT

£2400 pa. However, there is a share of Head Lease and none is collected. Please enquire further.

COUNCIL TAX

Westminster City Council Band F

RESIDENTS PARKING

Westminster F Permit Zone

COMMUTE

Goodge Street 482m

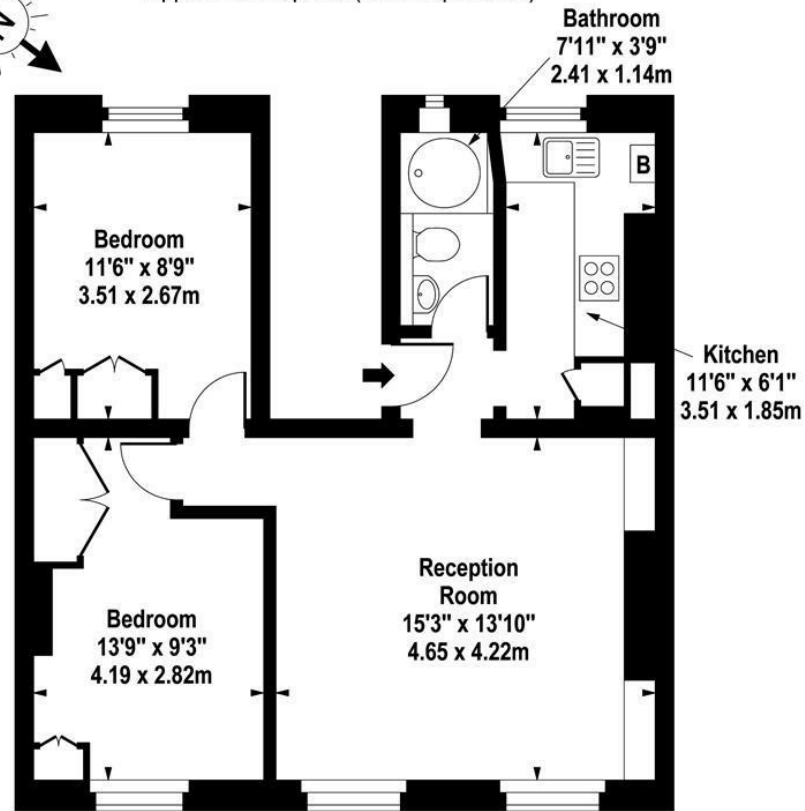
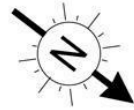
Great Portland Street 480m

Warren Street 644m

Dean Street Elizabeth Line 650m

Cleveland Street, W1T 4JH

Approx. 576 sq. feet (53.51 sq. metres)



First Floor

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 010006J

ldg.co.uk

Ready to talk?



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