



LDG

CLEVELAND STREET

Fitzrovia

£800,000

STC




Cleveland Street









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		76
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

£200 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

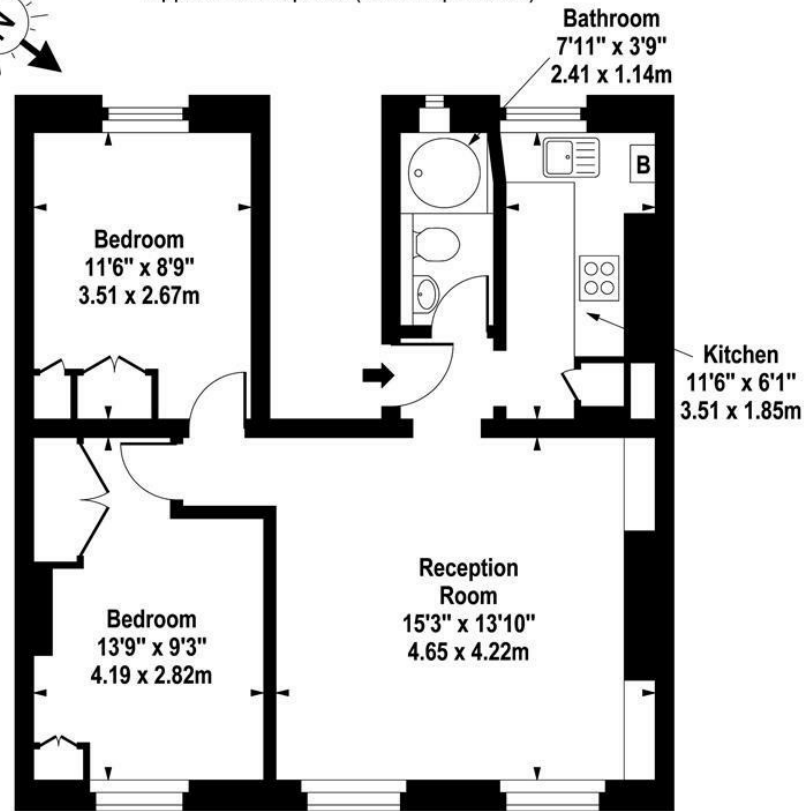
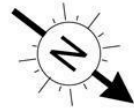
Great Portland Street 480m

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](http://www.goldlens.co.uk)  
Ref. No. 010006J

ldg.co.uk

Ready to talk?



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