



LDG

CLEVELAND STREET

London

£875,000

STC



Cleveland Street









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**ADDRESS**

Cleveland Street,

POSTCODE

W1T 6QD

THE SPACE

This superb two-bedroom apartment is situated on the second floor of a handsome purpose-built block. With high ceilings and good light, the accommodation also includes two bathrooms and a separate kitchen. Carlton House recently acquired a Share of Freehold, and the property comes with a long lease.

Cleveland Street itself is a one-way street, with an eclectic collection of eateries and coffee shops. Moments from the greenery of the Regent's Park, and easy walking distance to a host of Fitzrovia hotspots, there is also a great selection of transport options within a short stroll.

ACCOMMODATION**& FEATURES**

- Two Double Bedrooms
- Two Bathrooms
- Seperate Kitchen
- Separate Utility / Laundry Cupboard
- High Ceilings
- Second Floor
- Good Condition
- Brilliant Location
- Share of Freehold

ON YOUR DOORSTEP

The Lore of the Land
 The Remedy
 The Grafton Arms
 Kafi
 Alex Coffee
 Caravan
 The Regents Park

PRICE

£875,000, subject to contract

TENURE

Leasehold - Approx. 996 years plus share of freehold.

SERVICE CHARGE

Approx. £5,325 per annum

GROUND RENT

None

COUNCIL TAX

City of Westminster Band F

RESIDENTS PARKING

Resident Permit

COMMUTE

Great Portland Street - 240m

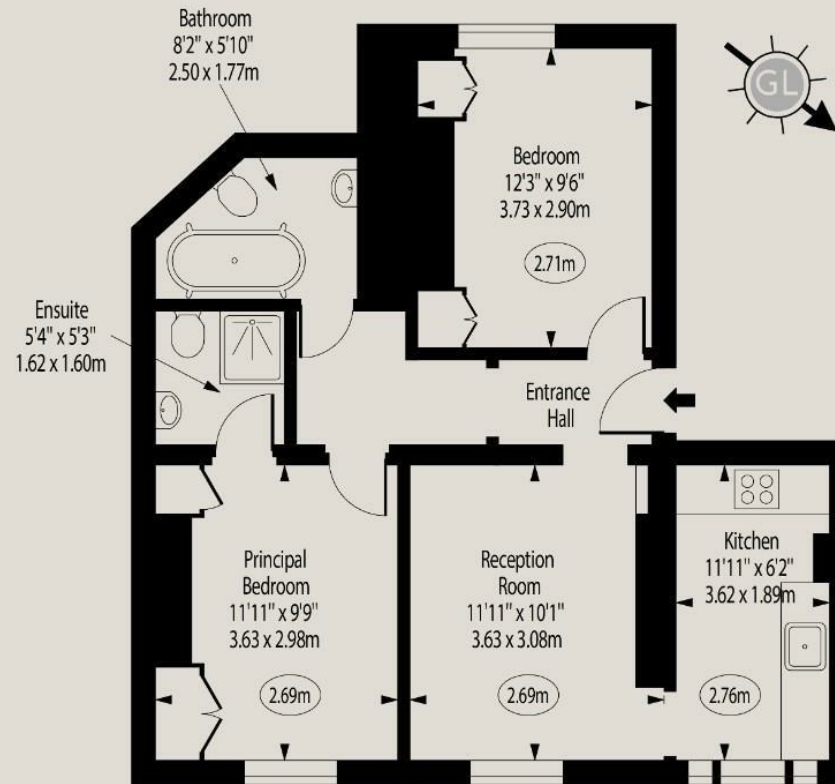
Regent's Park Station - 350m

Warren Street Station - 450m

Carlton House,
Cleveland Street,
Fitzrovia, W1T 6QD

Approx. Area 615 sq. feet (57.13 sq. metres)

○ - Ceiling Height



Second Floor

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 022619R

Floor Plan

Ready to talk?



**BEN
EVEREST**

DD: 020 7290 0592
M: 07944 967637
E: ben@ldg.co.uk



**DAVID
CALDEIRA**

DD: 020 4513 6756
M: 07368 333 545
E: david@ldg.co.uk



**EMLYN
YOUNG**

DD: 020 7290 0593
M: 07881 971 315
E: emlyn@ldg.co.uk

LDG | www.ldg.co.uk
53 Great Titchfield Street
London, W1W 7PJ

Cleveland Street

