



LDG

CLEVELAND STREET

Fitzrovia

£815,000

STC



Cleveland Street







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## ADDRESS

Cleveland Street, London

## POSTCODE

W1T 4HZ

## THE SPACE

Situated on the second floor of a small period building, this attractive and well-presented 2-bedroom flat is located in the heart of all things Fitzrovia. Just around the corner from all the restaurants and coffee shops of Charlotte Street and Great Titchfield Street, there is also easy access to the Elizabeth Line at Dean Street. The greenery of The Regents Park is within strolling distance, as is the rest of the West End. Whether it's a main place or a convenient base, this property is an ideal place to call home in the heart of central London.

## ACCOMMODATION & FEATURES

- Two Bedrooms
- Modern Kitchen
- West Facing Reception
- Period Conversion
- Gas Combi Boiler
- Low Overheads
- Long Lease

## ON YOUR DOORSTEP

Norma  
Pied de Terre  
Charlotte Street Hotel  
Kaffeine  
Riding House Cafe  
Rovi

## PRICE

£815,000, subject to contract

## TENURE

Leasehold - 148 years remaining

## SERVICE CHARGE

£595.00 in 2024. Buildings insurance contribution

## GROUND RENT

Peppercorn

## COUNCIL TAX

Camden Band D

## RESIDENTS PARKING

TBC

## COMMUTE

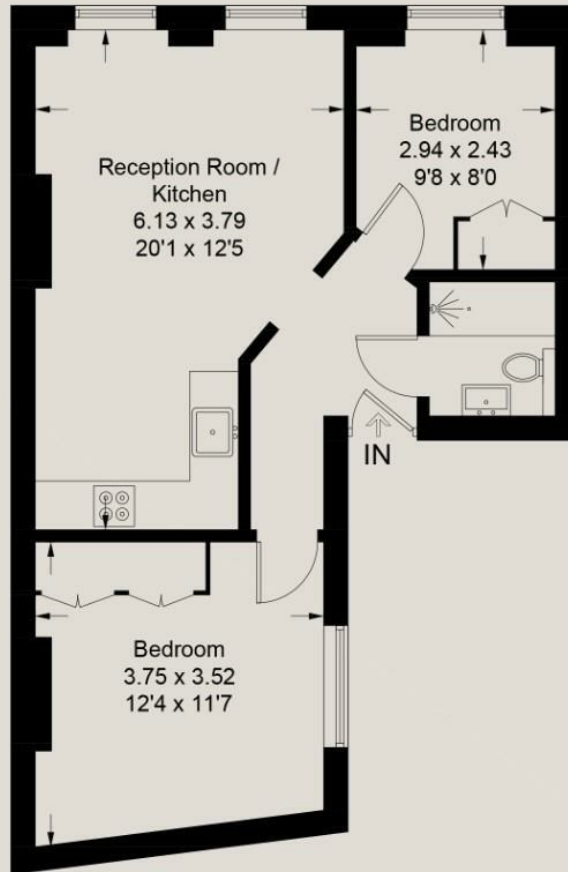
Goodge Street 300m  
Dean Street 500m

## Cleveland Street

Approximate Gross Internal Area = 48.5 sq m / 522 sq ft



Floor Plan



**Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1114503)

Ready to talk?



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