



LDG

CLEVELAND STREET

Fitzrovia

£815,000

STC



Cleveland Street







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(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, 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

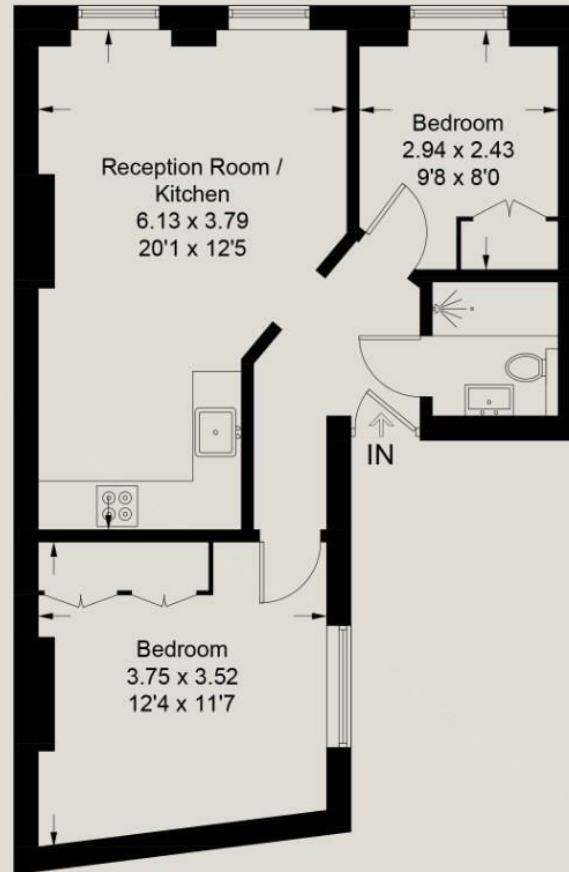
Goodge Street 300m
 Dean Street 500m

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?



**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



**ROBYN
CORRANCE**

DD: 020 7290 0594
T: 020 7580 1010
E: robyn@ldg.co.uk