



Cleveland Square, Hyde Park W2



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Two bedroom apartment positioned on the first floor of a Grade II listed garden square building with stunning views across the residents communal gardens of Cleveland Square. An immaculately presented, approximate 136 sq m (1,469 sq ft) two bedroom apartment located on the first and second floors of this stucco fronted building.

This stunning apartment opens into a spacious reception room offering versatile entertaining space, fireplace, three floor to ceiling windows, which open on to a private terrace with lovely views across Cleveland Square, period cornicing and deep American Walnut skirting.



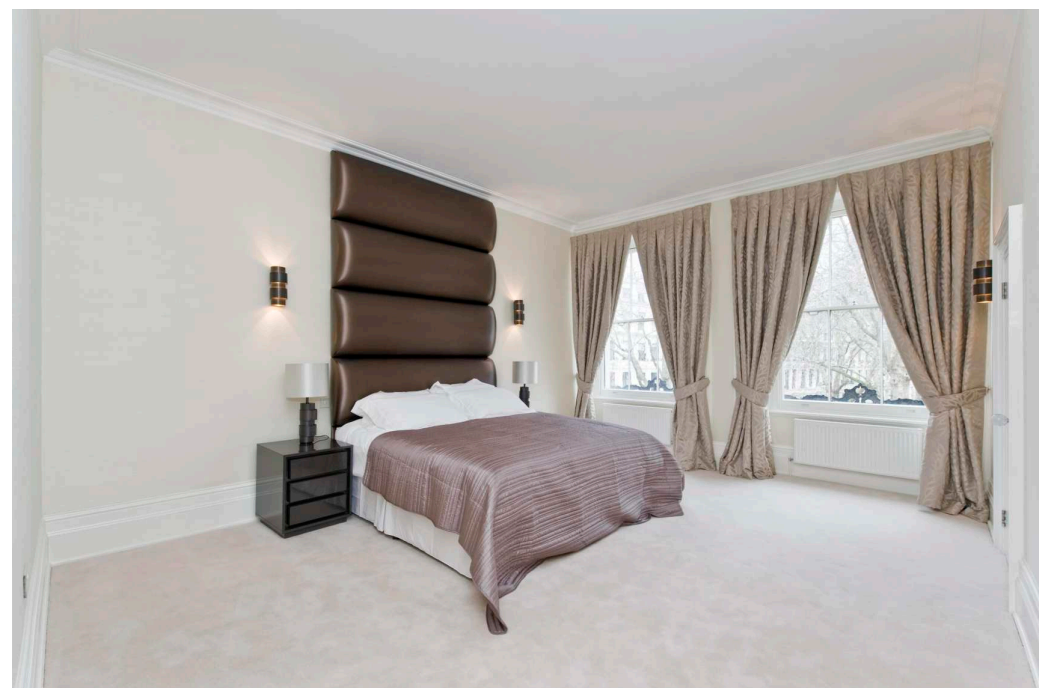
Guide price: £3,300,000

Tenure: Share of freehold plus leasehold, approximately 999 years remaining

Service charge: £11,000 per annum, reviewed every year, next review date 2025

Local authority: City of Westminster

Council tax band: Unknown

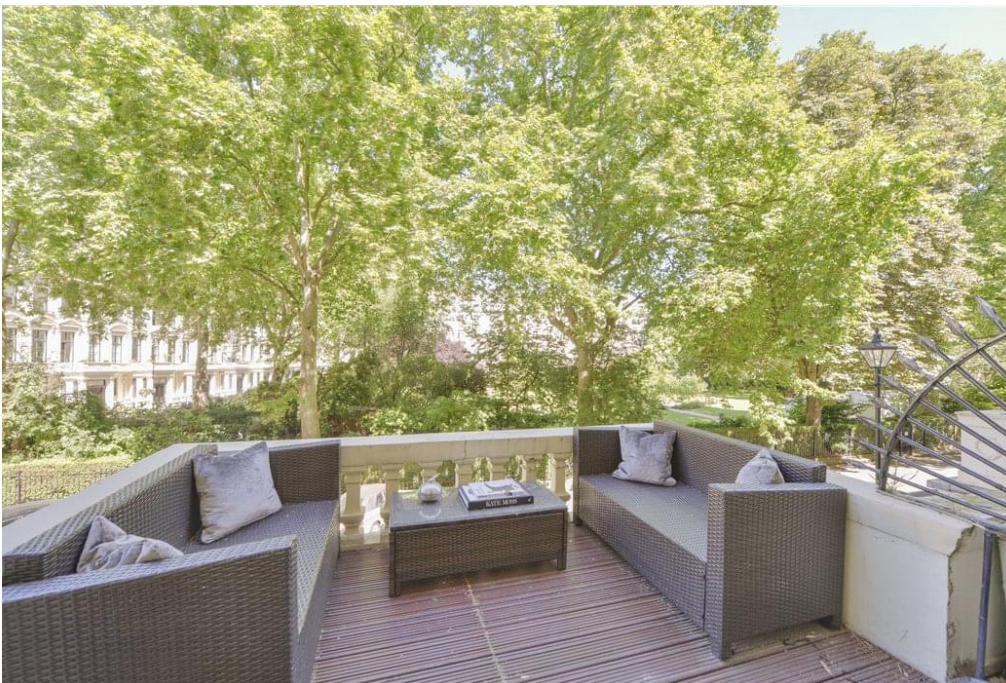






The reception room and kitchen have built-in surround sound for music and TV. Through the sliding doors is the custom-made kitchen with marble work surfaces and built-in Miele appliances. The second floor has two large en suite bedrooms. The principal bedroom has views to the front and a walk-in dressing room. There is also a guest WC, a utility cupboard and second entrance. The apartment also has access to the communal gardens of Cleveland Square.

Cleveland Square is located in the heart of Bayswater with the many shops, bars and restaurants of Whiteleys and Westbourne Grove nearby. Local transport links include Paddington Mainline (Network Rail, Heathrow Express) and Underground Stations (Elizabeth, Bakerloo, Hammersmith and City, Circle and District lines) and Lancaster Gate (Central Line) Underground Station.



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Approximate Gross Internal Area = 136 sq m / 1469 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor

Second Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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