

Cleveland Square, Hyde Park W2



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This two bedroom, two bathroom apartment affords excellent ceiling height throughout and encompasses a contemporary interior coupled with period charm. There is a spacious reception room, ideal for entertaining and dining with a view towards Cleveland Square, and a separate fitted kitchen with integrated appliances. Both bedrooms have the benefit of ensuite bathrooms, with the principle bedroom also having a walk-in wardrobe. Accessed from the hallway there is an additional storage cupboard along with a guest cloakroom and home office. There is also potential scope to extend the apartment subject to planning consents.



Asking price: £1,750,000

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

Service charge: £8,157 per annum, reviewed every year, next review due 2024

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: G





Location

Cleveland Square is centrally located with excellent transport links such as Lancaster Gate underground (Central line) and Paddington mainline (Network Rail and Heathrow Express) and underground (Elizabeth, District, Circle, Bakerloo and Hammersmith & City lines) station.

Oxford Street and the West End are both easily accessible offering some of the best shops, restaurants, and theatre London has to offer.




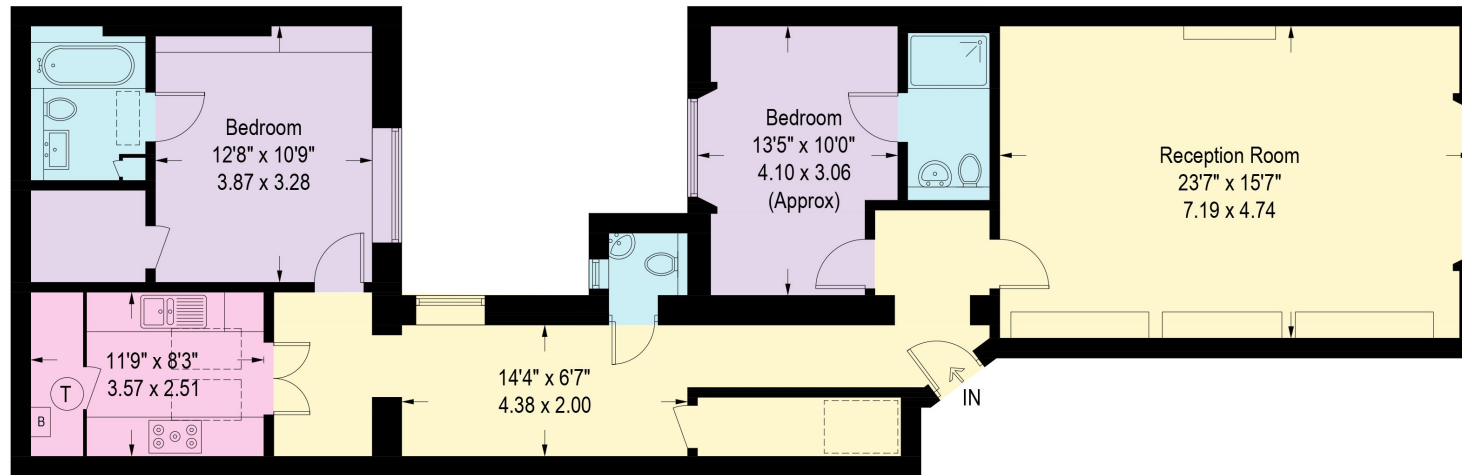
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Approximate Gross Internal Area = 1145 sq ft / 106.4 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 11 sq ft / 1.0 sq m
Total = 1156 sq ft / 107.4 sq m



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.

 = Reduced headroom below 1.5m / 5'0"



Ground Floor

Knight Frank
Hyde Park
1 Craven Terrace
London
W2 3QD
knightfrank.co.uk

I would be delighted to tell you more
Laura Dam Villena
020 3978 2463
laura.damvillena@knightfrank.com



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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Particulars dated October 2023. Photographs and videos dated October 2023.

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