



CLEVELAND SQUARE

Bayswater, W2



CLEVELAND SQUARE ELEGANCE

Elegant two bedroom apartment overlooking the prestigious Cleveland Square gardens, offering grand proportions and exceptional natural light.



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Local Authority: City of Westminster

Council Tax band: F

Tenure: Share of Freehold, Approximately 954 years remaining on the lease

Ground rent: £0

Service charge: £3400 per annum, reviewed every year, next review due 2027

Guide Price : £1,150,000



BRIGHT PERIOD CHARM

Positioned on the second floor of an attractive period building on one of Bayswater's most sought after garden squares, this charming apartment combines impressive ceiling heights with beautifully bright accommodation throughout.

The property features a generous reception room with large sash windows overlooking the square, creating a wonderful sense of volume and natural light. A separate kitchen, two well proportioned double bedrooms, a family bathroom and an en suite shower room provide a practical and balanced layout, while two mezzanine levels offer valuable additional storage and versatility.







HISTORIC GARDEN SQUARE

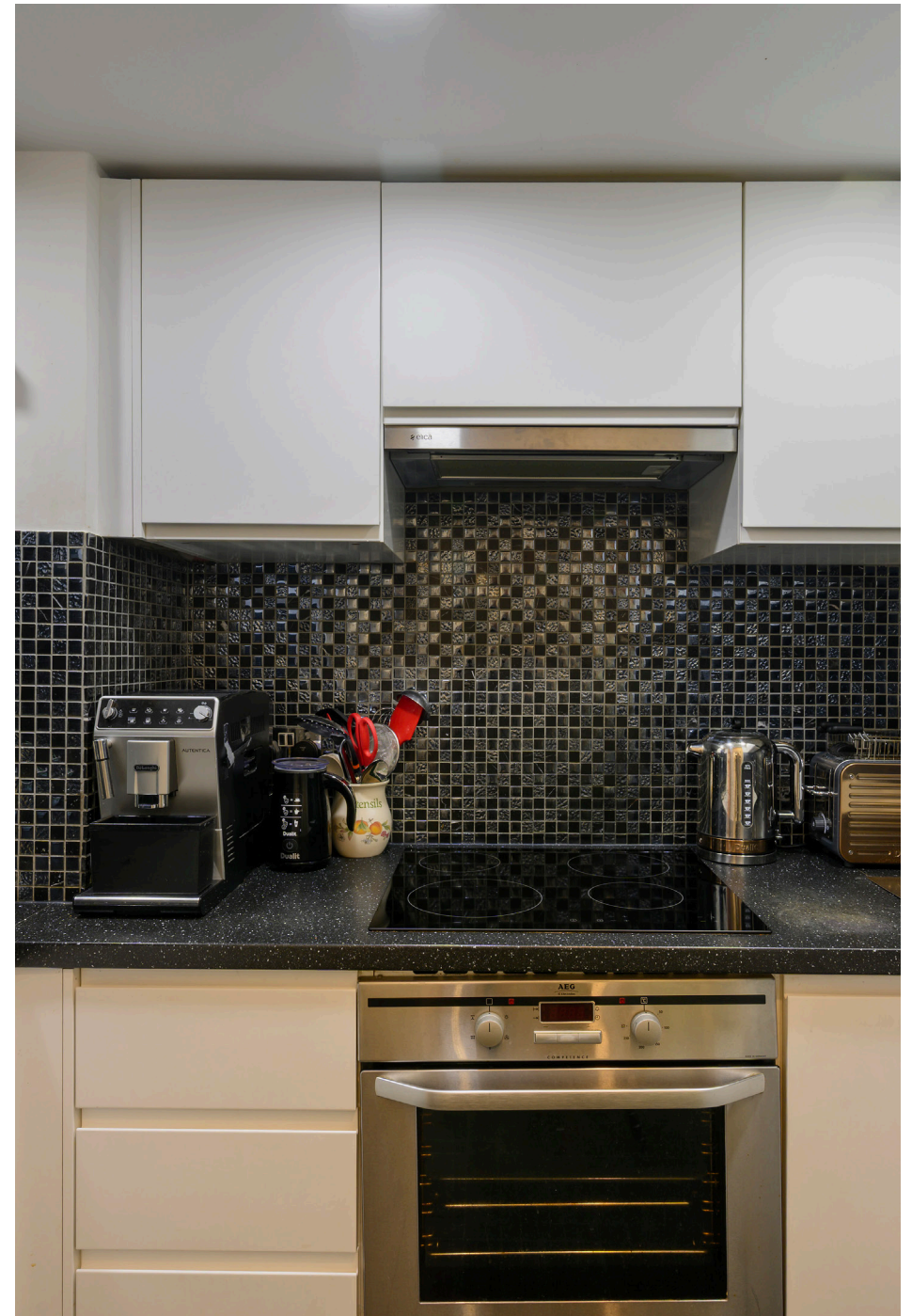
Presented in excellent condition, the apartment offers an outstanding opportunity as a prime London residence, pied à terre or investment. Residents also benefit from access to the private communal gardens at Cleveland Square, one of the area's most attractive and historic garden squares.

Cleveland Square is a highly regarded garden square ideally situated between Hyde Park and Paddington. The property is perfectly positioned for the extensive amenities of Queensway, Westbourne Grove and Connaught Village, with an excellent selection of boutiques, restaurants, cafés and lifestyle offerings nearby.



PRIME LONDON ACCESS

Hyde Park and Kensington Gardens are within easy reach, providing some of London's finest green spaces. Transport connections are exceptional, with Paddington Station offering National Rail services, the Elizabeth line and Heathrow Express, while Lancaster Gate and Queensway Underground stations provide convenient access across London.





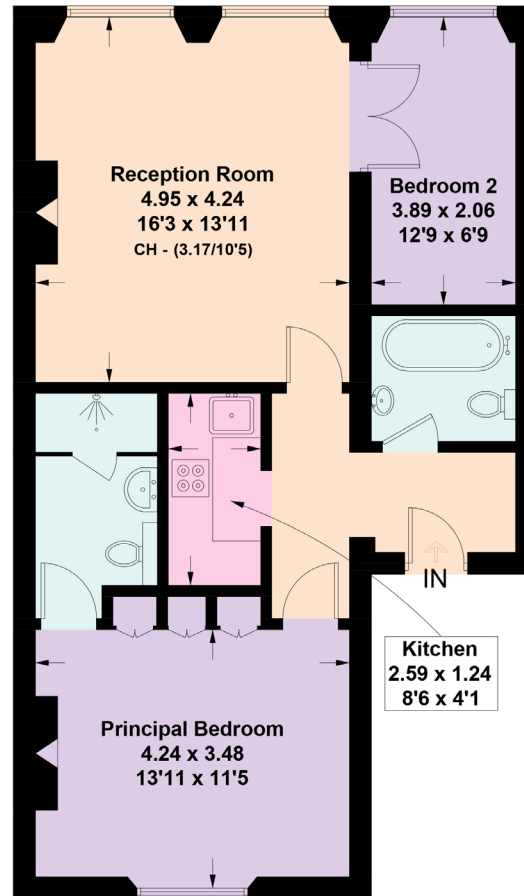


Cleveland Square, W2

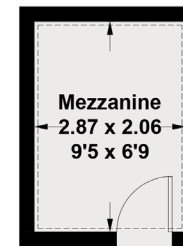
Approximate Gross Internal Area = 77.9 sq m / 838 sq ft
Including Limited Use Area (12.3 sq m / 132 sq ft) and Mezzanine



 = Reduced head height below 1.5m



Mezzanine



Mezzanine

Second Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1318137)

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We would be delighted
to tell you more.

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