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FOR ENQUIRIES QUOTE REF: GT-1405

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Cleveland Square, London, W2

Guide Price £4,250,000

Share of Freehold (underlying lease expires 24/6/2107)



Ground Rent: nil

Service Charges : approx £5,500 pa

- 4 Bedrooms
- 4 Bathrooms
- Double Length Reception Room
- Kitchen/Dining Room
- Guest Cloakroom
- Mature Patio Gardens
- Private Entrance
- Gated Residents' Garden Square
- 3132 sq ft | 291 m2



Behind the handsome Victorian façade of Cleveland Square lies this impressive duplex, rich in period character and generous proportions. With its own private entrance, a mature patio garden and access to the square's gated residents' garden, it offers the space and privacy of a substantial home in one of W2's most distinguished settings. A magnificent entrance hall leads to an elegant drawing room with an exquisite fireplace, which flows into a second reception room to create a striking dual-aspect space for entertaining and everyday living. The generous 363 sq ft | 33.7 m2) kitchen and breakfast room forms the heart of the home. A wide staircase descends to four well-appointed bedroom suites, with access to the mature patio garden from this level.

Cleveland Square sits at the meeting point of established West London character and a neighbourhood entering a new chapter. The transformation around Whiteleys and Park Modern is bringing fresh retail, dining, leisure and cultural destinations to the area, while Hyde Park is just a stroll away through its historic gates. It is a rare opportunity to enjoy the calm and privacy of a garden-square home close to one of London's most exciting areas of change. Connections are excellent. Lancaster Gate and Queensway stations serve the Central line, while Bayswater offers Circle and District line services. Paddington provides Elizabeth line, Underground and National Rail connections, as well as the Heathrow Express, reaching the airport in around 15 minutes. The celebrated shops and restaurants of Westbourne Grove and Notting Hill are close at hand, with Kensington Gardens and Kensington Palace within easy walking distance.













CLEVELAND SQUARE

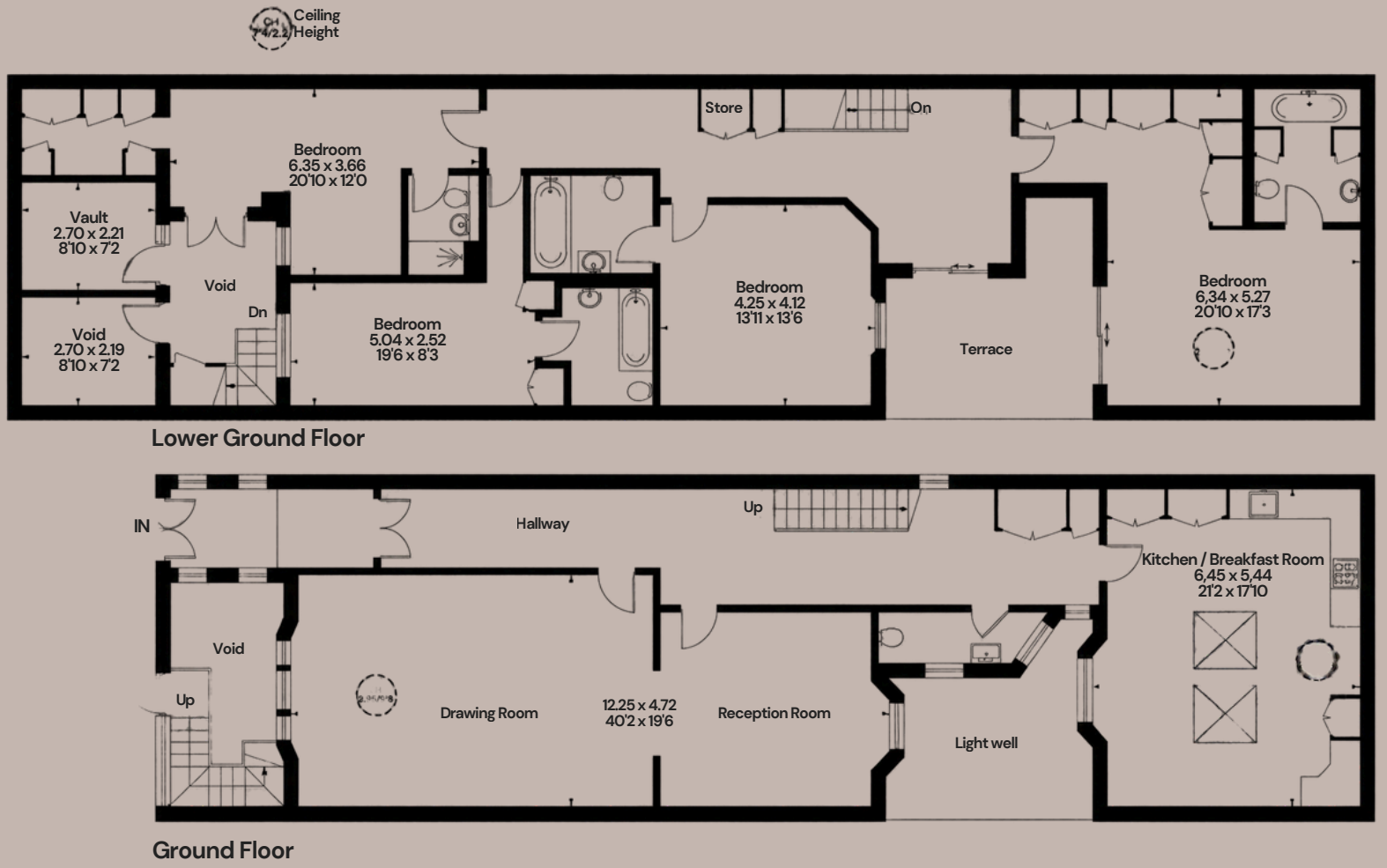
Approximate Gross Internal Area

Ground Floor = 1593 sq. ft. (148.0 sq. m.)

Lower Ground Floor = 1345 sq. ft. (125.0 sq. m.)

Vaults = 194 sq. ft. (18.0 sq. m.)

Total = 3132 sq. ft. (291.0 sq. m.)



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.

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