



Cleveland Square  
Bayswater, W2

CHESTERTONS









Nestled within a distinguished period stucco building, this split-level (ground and first floor) apartment on Cleveland Square is an elegant and practical London home. Boasting three bedrooms and two bathrooms, its grandeur is matched by its prime location; with Crossrail and the Heathrow Express at Paddington Station, Hyde Park, Kensington Gardens, Queensway and Westbourne Grove all in easy walking distance. The spacious reception area offers panoramic views of the meticulously manicured communal gardens (ideal for alfresco dining), while the large dine-in kitchen beckons culinary creativity. With ceilings soaring at 3.63 metres, ornate period features throughout (including four enchanting fireplaces), every corner exudes timeless charm. Gleaming wood floors add warmth and character to the space, complementing its heritage. Its own front door and porch on the street ensures privacy and exclusivity, while the high windows (including original stained-glass) and skylights provide abundant light. Situated in the coveted enclave of Cleveland Square it is a quintessential address for those seeking the epitome of London living.

- 3 Beds - 2 Baths
- High Ceilings
- Period Features and Fireplaces
- Wood Floors 2
- Dine-in Style Kitchen
- Communal Gardens
- Close to Paddington Station
- Close to Crossrail
- Close to Hyde Park and Kensington Gardens
- Share of Freehold

Asking Price £2,500,000

Energy Efficiency Rating		
Less energy efficient - higher running costs	Current	Potential
99+ A		
89-91 B		
84-88 C		
79-83 D		
74-78 E		
69-73 F		
64-68 G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Tenure:** Share of Freehold with 999 year Lease

**Service Charge:** Approximately £4,085 per annum including sinking fund contributions.

**Ground Rent:** None

**Local Authority:** Westminster

**Council Tax Band:** G

*Chestertons Hyde Park & Marylebone Sales*

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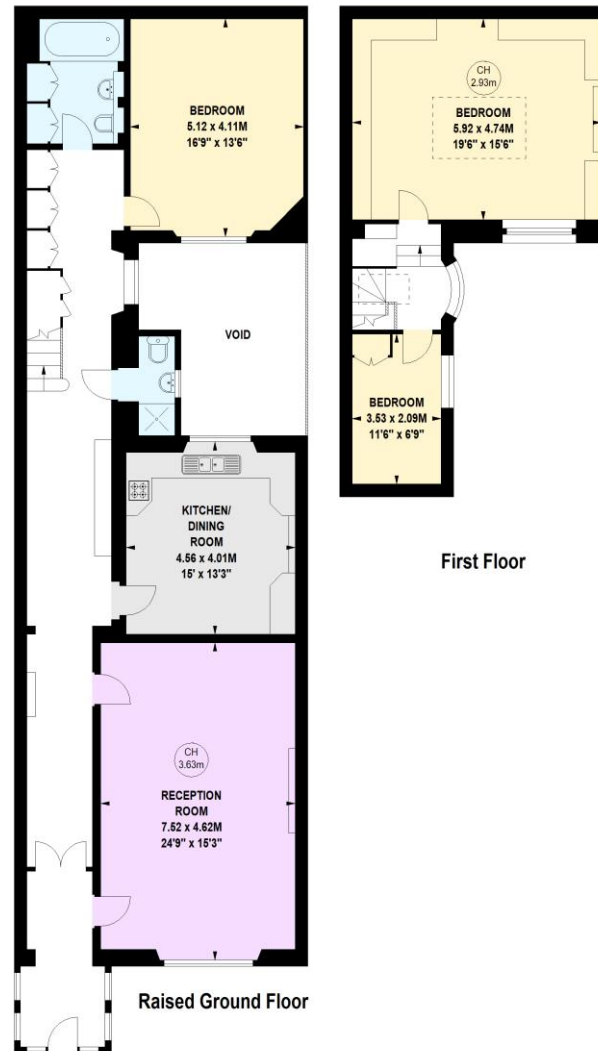
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## Cleveland Square, W2

Approximate gross internal area  
169.64 sq m / 1826 sq ft

Key :  
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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