



## Cleveland Square, W2

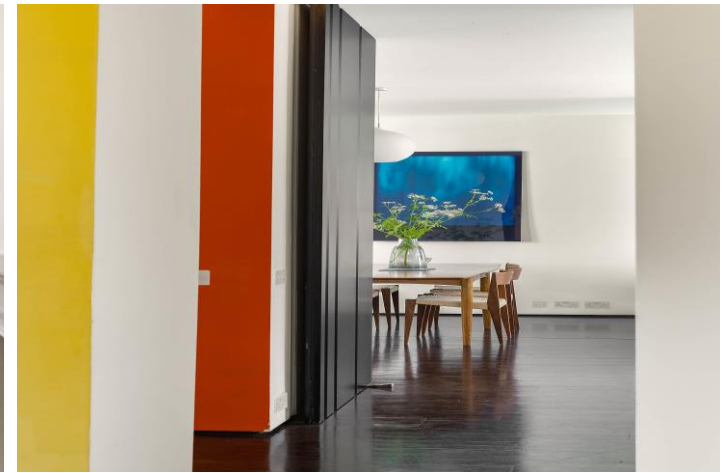
Offers in excess of: £2,800,000, Share of Freehold with underlying lease of 991 years

Anderson//Rose









**Offers in excess of:  
£2,800,000**

**Approximately 991 years  
remaining on the lease, with  
a share of the buildings  
freehold**

**Service Charge: £10,000 per annum**

Ref PCL240076

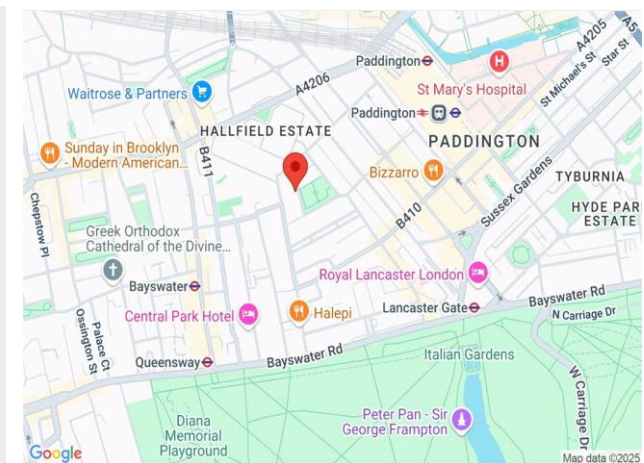
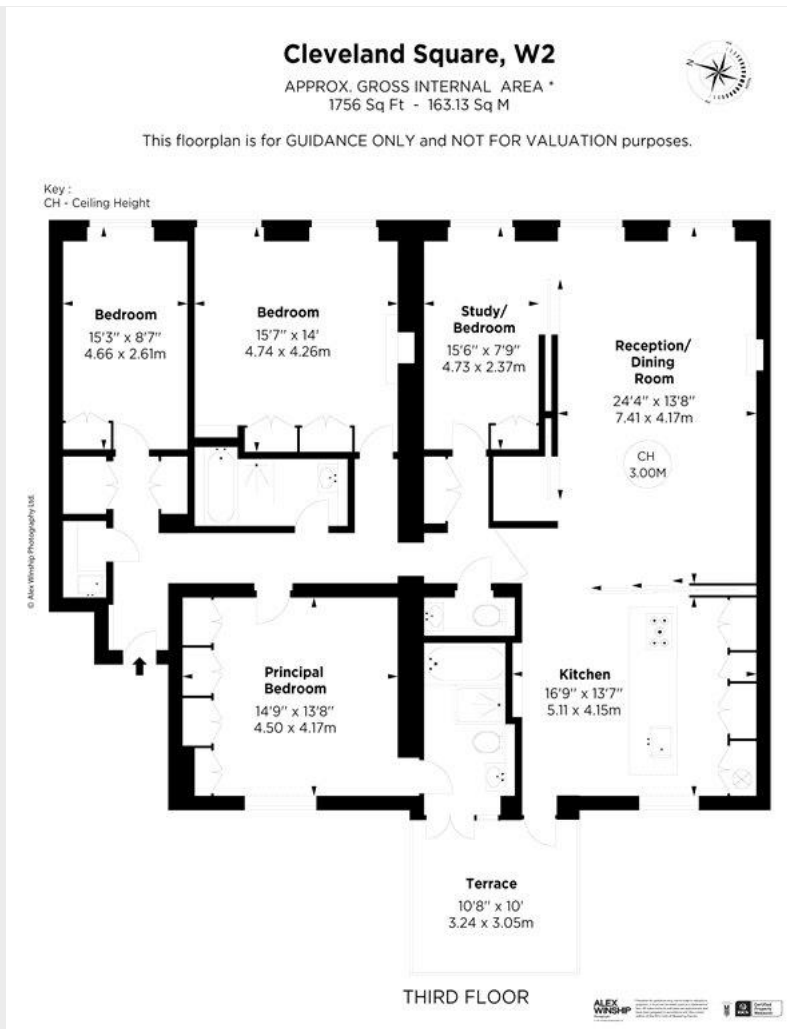
## Cleveland Square, W2

This is a fantastic opportunity to acquire a beautifully presented lateral apartment, set on the third floor of a highly desirable white stucco fronted period conversion overlooking a wonderful private garden square.

The property has been interior designed and finished to an amazing standard, filled with an abundance of natural daylight and has impressive ceiling volumes throughout. Focused around a very large reception and dining room which has three large virtually floor to ceiling sash windows overlooking the stunning private square gardens and a beautiful state of the art open plan kitchen with modern appliances which can also be separated with the folding partition sliding door. All of this leads directly onto your private decked roof terrace. In terms of sleeping accommodation, it comprises the principal bedroom suite with plenty of wardrobes, a great sized second bedroom again with generous wardrobe space, a good sized

third bedroom, a fourth bedroom/study which can also open up to be an extension of the reception room, the family bathroom and a guest cloakroom. The flat further benefits from lots of smartly designed storage space including a utility space and study cupboard, the buildings passenger lift, long term lease as well as a share of the freehold, and access to the private square garden's directly opposite the property.

Cleveland Square is a quiet and leafy residential street moments away from both Lancaster Gate and Queensway. The bustling and extremely convenient High-Street of Queensway/Bayswater, is just a few streets away from your front door, with its array of shops, restaurants and convenience stores. His Majesty's Hyde & Kensington Parks open green spaces and boating lakes are just down the road. Regarding transport links you are spoilt for choice with both Queensway & Bayswater Tube stations around the corner and Paddington station also close by all providing a simple commute across the capital and country.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.