



CLEVELAND SQUARE, BAYSWATER, W2  
GUIDE PRICE £435,000 LEASEHOLD

LOCATED IN W2 - CLEVELAND SQUARE, SET IN A HANDSOME VICTORIAN GRADE II, FORMER GRAND TERRACE OF HOUSES; ACCESSED THROUGH A PRIVATE ENTRANCE, A WELL-PROPORTIONED ONE BEDROOM CHARACTER APARTMENT, WITH A LONG LEASE AND NOW IN NEED OF MODERNISATION.

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**DESCRIPTION:** Exclusively for the use of Cleveland Square residents, the gated Cleveland Square Gardens span approximately 1.5 acres and are bordered primarily by elegant, Grade II listed white stucco-fronted properties. The property is exceptionally well connected for local, national, and international travel. Nearby transport links include Paddington Mainline Station (Network Rail, Heathrow Express, and the Bakerloo, Circle and District, Hammersmith & City, and Elizabeth Line), Bayswater Station (District and Circle Line) and Lancaster Gate Station (Central Line). NB: The courtyard area is not demised to the property.

LEASEHOLD : ABOUT 987 YEARS UNEXPIRED | SERVICE CHARGE: ABOUT £6,800 p.a (incl heating & hot water) | GROUND RENT: PEPPERCORN | COUNCIL TAX BAND: D



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## Cleveland Square

Approximate Gross Internal Area = 49.43 sq m / 554 sq ft

Key :  
CH - Ceiling Height



Lower Ground Floor

Ground Floor

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

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold

Term: 987 year and 8 months

Service Charge: About £6,800 per annum

Ground Rent: Peppercorn

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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