



CLEVELAND SQUARE, W2  
£415,000 LEASEHOLD

Winkworth





## CLEVELAND SQUARE, W2

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.

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.

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

### LOCATION

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).

### DIRECTIONS

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).







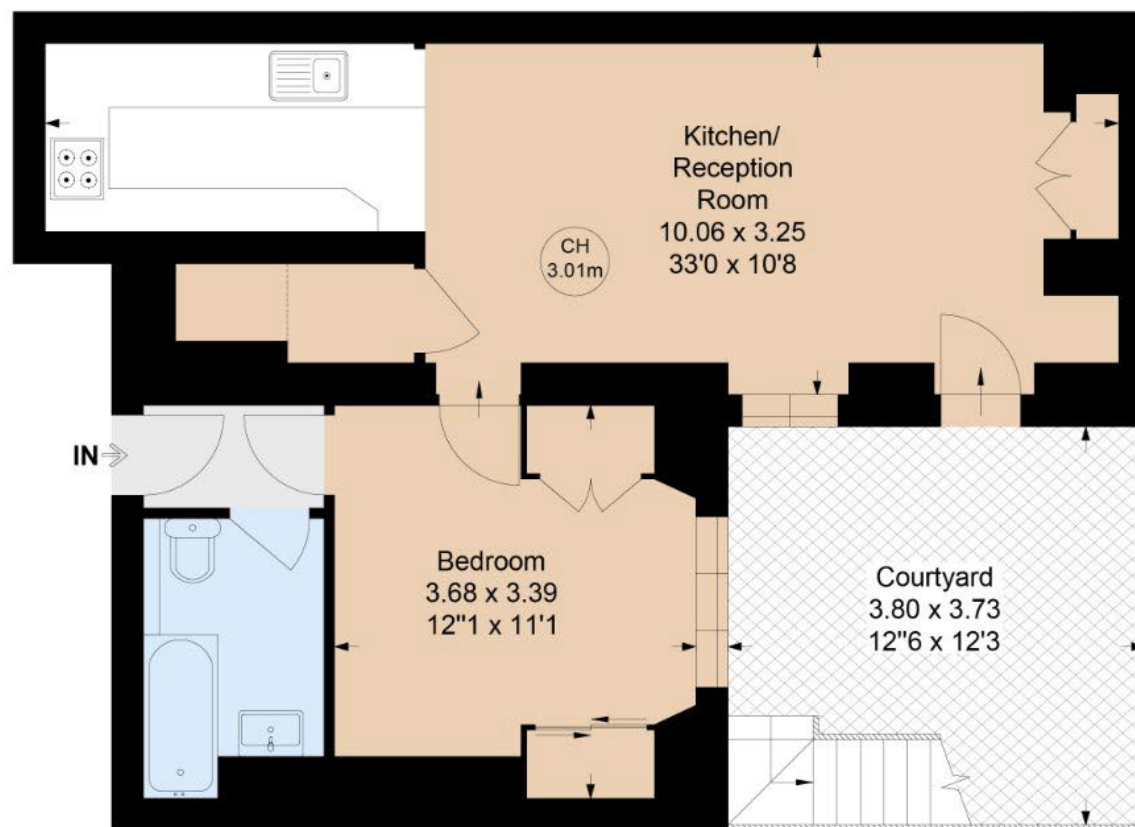


# Cleveland Square

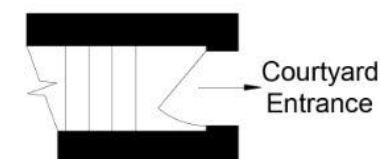
Approximate Gross Internal Area = 49.43 sq m / 554 sq ft

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

Paddington & Bayswater | 020 7467 5770 | paddingotn@winkworth.co.uk

*winkworth.co.uk*

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

**Winkworth**