



## CLEVELAND SQUARE, BAYSWATER, W2 £1,100,000 SHARE OF FREEHOLD

LOCATED IN W2, THIS WELL-PROPORTIONED, LIGHT-FILLED, MODERN TWO-BEDROOM APARTMENT, SITUATED ON THE SECOND FLOOR (WITH LIFT) AND BENEFITS FROM A SHARE OF THE FREEHOLD. ENJOY YOUR OWN SOUTHWEST-FACING PRIVATE BALCONY OVERLOOKING ONE OF LONDON'S FINEST AND MOST ATTRACTIVE PRIVATE GARDEN SQUARES – CLEVELAND SQUARE.

LEASE PLUS SHARE OF FREEHOLD: ABOUT 990 YEARS UNEXPIRED | SERVICE CHARGE: ABOUT £5,400 p.a (Incl heating & hot water) | GROUND RENT: PEPPERCORN | COUNCIL TAX BAND: D

Paddington | 020 7467 5770 | paddington@winkworth.co.uk

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## DESCRIPTION:

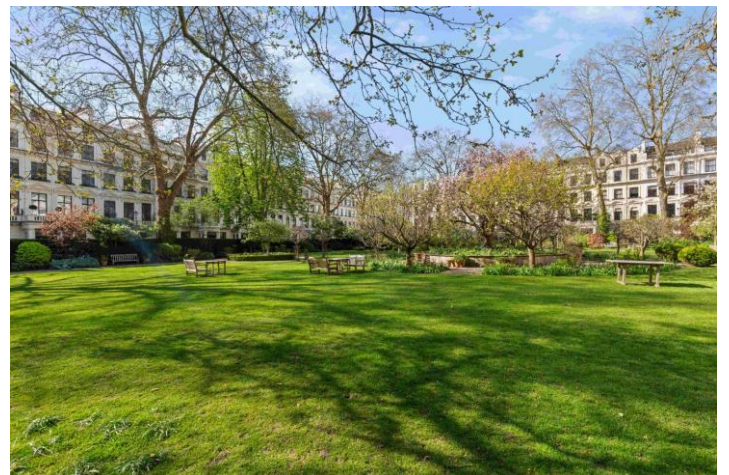
Exclusively for the use of Cleveland Square residents, the gated Cleveland Square Gardens span approximately 1.5 acres and are bordered primarily by elegant, Grade II listed white stucco-fronted properties. The property is exceptionally well connected for local, national, and international travel. Nearby 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).



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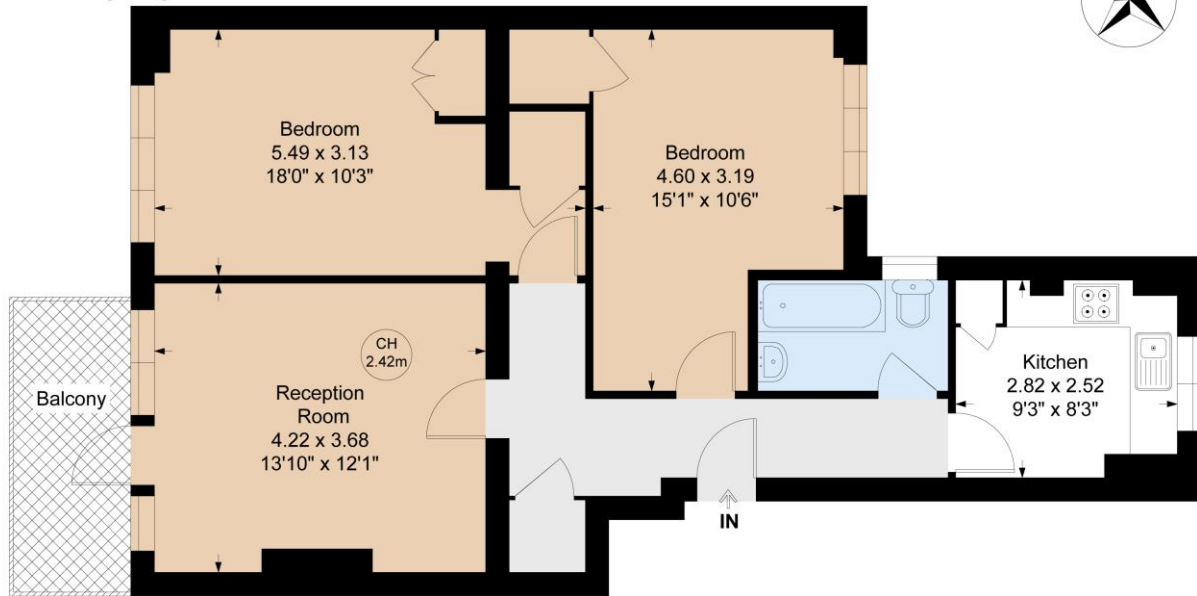
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# Cleveland Square, W2

Approximate Gross Internal Area = 67.12 sq m / 722 sq ft

Key :

CH - Ceiling Height



## Second 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** 990 year and 11 months

**Service Charge:** ABOUT £5,400 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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