



# CLEVELAND RESIDENCES

FITROVIA, W1T



ASKING PRICE  
£540,000





# CLEVELAND RESIDENCES

## 12-14 CLEVELAND STREET

### LONDON, W1T

- One Bedroom One Bathroom Apartment
- First Floor
- Long Lease
- Communal Roof Terrace
- Charming Red Brick Facade
- Low Service Charges

Charming One Bedroom Apartment in the Heart of Fitzrovia

Nestled on the first floor of The Cleveland Residences, this delightful one-bedroom apartment offers 432 sq. ft. of stylish, well-designed living space in one of London's most sought-after neighbourhoods.

The property features a bright and airy open-plan reception and kitchen area, a comfortable double bedroom, and a modern bathroom — perfect for first-time buyers, investors, or anyone seeking a sophisticated pied-à-terre in Central London.

Ideally located on Cleveland Street, the apartment is just moments from the vibrant lifestyle of Goodge Street, with an array of boutique shops, renowned restaurants, and cafes right on your doorstep. Despite its central location, this charming street offers a surprising sense of calm and community.

Fitzrovia is famed for its elegant period architecture, leafy garden squares, and its unique blend of historic charm and contemporary London living. This is a rare opportunity to own a beautiful home in one of the capital's most prestigious and well-connected residential districts.



# CLEVELAND RESIDENCES, 12-14 CLEVELAND STREET, LONDON, W1T

Approximate gross  
internal area:  
**40.1 SQM /**  
**432 SQ FT**



Tenure: Leasehold, 986 years

Estimated ground rent: £250 p.a.

Estimated service charge: £1745.02 p.a.

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**FRASER**  
& Co



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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