

Address	Type	Beds	Tenure	G. R.	Date of Sale	Asking Price	Selling Price	Agent	G. F. A.
Flat 2 (2nd Floor), 53 Cleveland Street, London W1T 4JJ	Flat	1	Leasehold; Expiring 24/06/2120	£100	Withdrawn on 17/07/2020	£575,000 (£1,672 / ft²)		Savills (Marylebone)	344 ft² 32 m²
4e Cleveland Residences (3rd Floor), 4-6 Cleveland Street, London W1T 4HY	Flat	1	Leasehold; TBA	TBA	Withdrawn on 21/10/2019	£695,000 (£1,815 / ft²)		JLL (City)	383 ft² 36 m²
Flat 1 (1st Floor), 55 Cleveland Street, London W1T 4JL	Flat	1	Leasehold; expiring 31/12/2174	NKN	Withdrawn on 15/09/2017	£524,950 (£1,576 / ft²)		Robert Irving Burns	333 ft² 31 m²
Flat 1 (1st Floor), 55 Cleveland Street, London W1T 4JL	Flat	1	Leasehold; TBA	TBA	Withdrawn on 17/07/2015	£549,950 (£1,580 / ft²)		Kinleigh Folkard & Hayward (Marylebone)	348 ft² 32 m²
Flat 1 (1st Floor), 116 Cleveland Street, London W13 0EL	Flat	1	Leasehold; TBA	TBA	Withdrawn on 03/07/2015	£425,000 (£1,221 / ft²)		Hudsons	348 ft² 32 m²
Flat 3 (3rd Floor), 55 Cleveland Street, London W1T 4JL	Flat	studio	Leasehold; TBA	TBA	Withdrawn on 28/10/2014	£459,500 (£1,280 / ft²)		Kinleigh Folkard & Hayward (Marylebone)	359 ft² 33 m²
3rd Floor Flat, 61 Cleveland Street, London W1T 4JR	Flat	1	Leasehold; expiring 16/12/2132	NKN	27/11/2013	£455,000 (£1,247 / ft²)	£455,000 (£1,247 / ft²)	LDG	365 ft² 34 m²
Flat A (1st Floor), 149 Cleveland Street, London W1T 6QL	Flat	studio	Leasehold; TBA	TBA	Withdrawn on 29/08/2012	£345,000 (£1,117 / ft²)		LDG	309 ft² 29 m²
Flat 1 (1st Floor), 116 Cleveland Street, London W13 0EL	Flat	1	Leasehold; 163 years approx unexpired	Peppercorn	26/06/2012	£445,000 (£1,279 / ft²)	£437,000 (£1,256 / ft²)	Robert Irving Burns	348 ft² 32 m²



A bright one bedroom apartment with a terrace in the heart of Fitzrovia

Cleveland Street, Fitzrovia, London, W1T

Guide price £575,000

Leasehold approximately 101 years remaining

A bright one bedroom apartment with a terrace in the heart of Fitzrovia

Reception room • Kitchen • Bedroom with a built in wardrobe
Shower room • Large south-west facing terrace • Service charge approximately £450 pa • Ground rent approximately £100 pa
EPC = C

Local Information

Cleveland Street is situated in the fashionable area of Fitzrovia, with nearby amenities including the wealth of restaurants on Charlotte Street, the world renowned shops of Oxford Street and the West End, and the greenery of Regent's Park.

The transport links are excellent from nearby Great Portland Street (approximately 0.3 miles), Warren Street (approximately 0.4 miles) and Regent's Park (approximately 0.5 miles) underground stations, Euston (approximately 0.7 miles) and Kings Cross St Pancras (approximately 1.2 miles) train stations and access to the West and Heathrow via the A40.

About this property

This charming one bedroom apartment is situated on the second floor of an attractive period building. The apartment comprises of reception room, kitchen, bedroom with a built in wardrobe, shower room and a large south-west facing terrace.

Tenure

Leasehold approximately 101 years remaining

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Lettings Office.

Telephone:

+44 (0) 20 3527 0400.

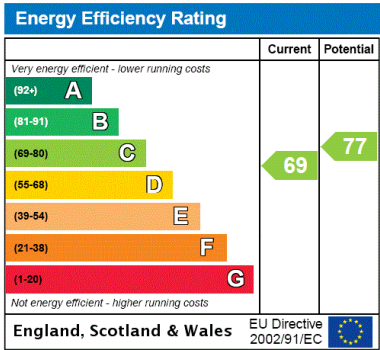
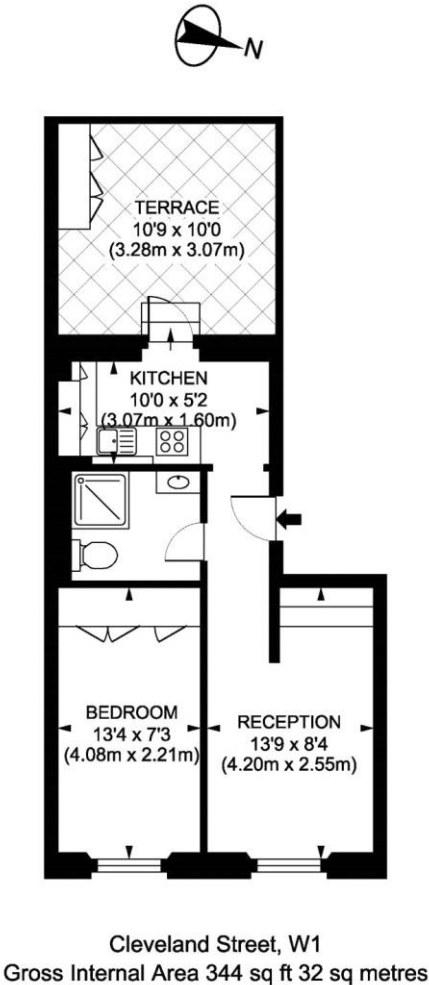
NB: Property photographs were taken over 2 years ago



Cleveland Street, Fitzrovia, London, W1T
Gross Internal Area 344 sq ft, 32 m²

 onTheMarket.com |  savills | savills.co.uk

Nick Poppe
Marylebone & Fitzrovia Lettings
+44 (0) 20 3527 0400
npoppe@savills.com



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4e Cleveland Residences (3rd Floor), 4-6 Cleveland Street, London W1T 4HY

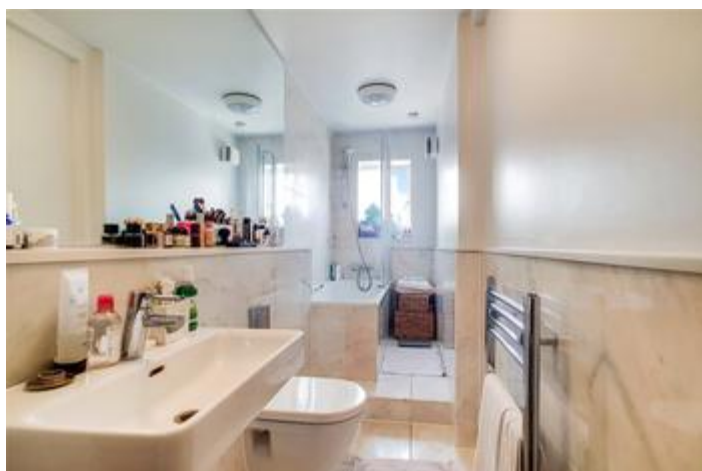
£695,000 | Leasehold

Bedroom : Bathroom : Kitchen : Reception Room : EPC Rating C

A charming one bedroom (383 sq.ft) apartment situated on the third-floor in the heart of Fitzrovia.

This 1 bedroom apartment comprises of 1 bedroom, 1 bathroom and an open plan reception room and kitchen in an excellent central location with restaurants and retailers only a stroll away.

The Cleveland Residences are ideally located in one of London's most central residential districts: Fitzrovia. Renowned for its impressive, classic London architecture, leafy squares and of course, its sophistication and charm. Although Cleveland street is only moments away from all that Goodge Street has to offer there is a sense of tranquillity to be found here compared to other streets in the area.



Terms and Conditions

Price

£695,000

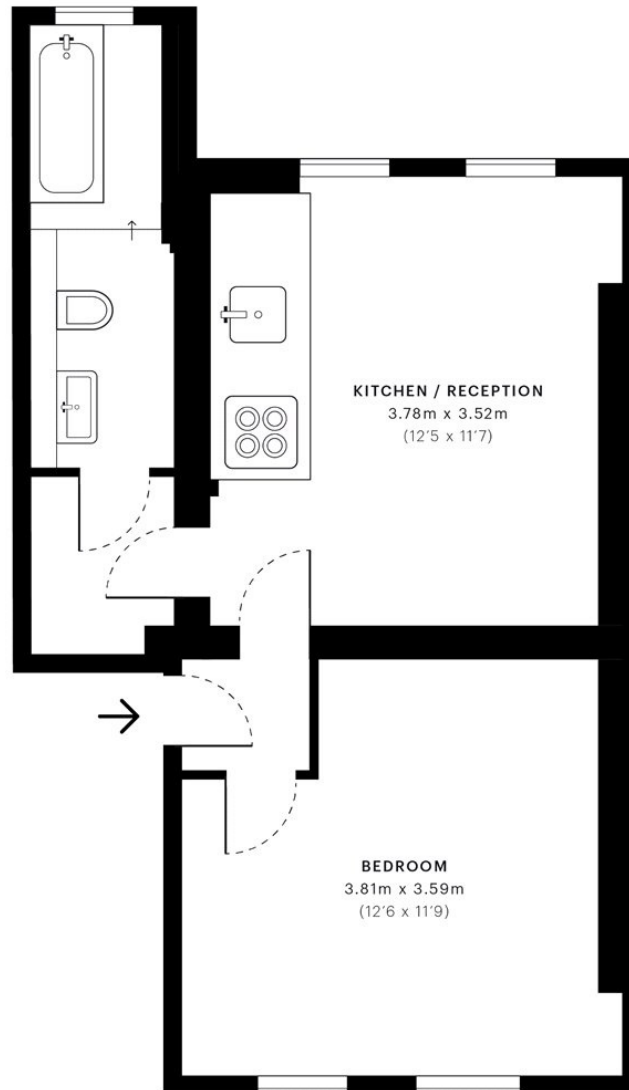
Tenure

Leasehold; TBA

Ground Rent:

TBA


Cleveland Street , W1T

CAPTURE DATE
07/05/2019LASER SCAN POINTS
12,743,076GROSS INTERNAL AREA
35.6 Sqm / 383.2 Sqft

— Third Floor

GROSS INTERNAL AREA
The footprint of the property
35.6 Sqm / 383.2 SqftNET AREA (INTERNAL)
Excludes walls and external features
32.3 Sqm / 347.5 SqftEXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 SqftRESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 SqftIPMS 3B RESIDENTIAL
35.8 Sqm / 385.7 SqftSPEC ID
5cc96f79e585e60a17488ad0IPMS 3C RESIDENTIAL
32.5 Sqm / 350.1 Sqft

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
A (92-100)		
B (81-91)		
C (69-80)	78	78
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Cleveland Street, Fitzrovia, London, W1T



We are pleased to offer for sale a one bedroom apartment situated on the first floor of a small period building with private access to a roof terrace (not demised).

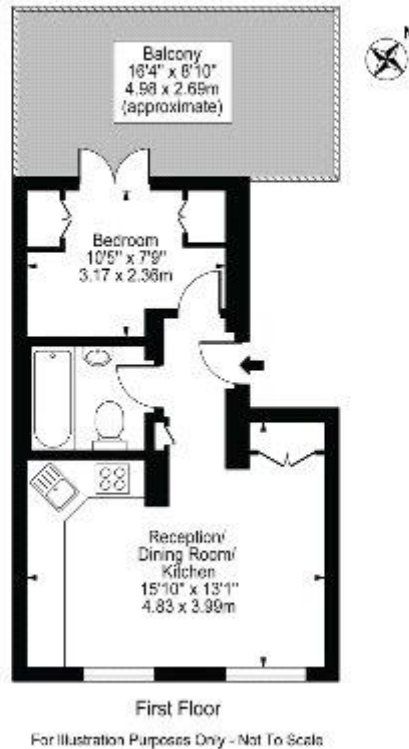
Comprising of a reception room with open plan kitchen and sash windows overlooking Cleveland Street, Bedroom with fitted cupboards and French doors opening onto a private roof terrace and a 3 piece bathroom suite off the hallway.

Situated close to the junction with Foley Street and minutes' walk to the popular Charlotte Street, the apartment is well placed to enjoy all of the eateries, cafes, shopping and transport amenities that Fitzrovia have to offer.

£524,950



Cleveland Street, W1T
 Approx. Gross Internal Area 333 Sq Ft - 30.94 Sq M



Lease: 157 years 7 months

Service Charges: £1700


Ground Rent: tbc

Council Tax: Westminster City Council
 Band D

Price: £524,950

SERVICES: It is not our Company policy to test services and domestic appliances, so we cannot verify that they are in working order.

TERMS: We have been advised of the following terms by our Client, but have not seen any documentation to substantiate this information. Should you proceed with the purchase of the property, the details must be verified by your Solicitor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Kinleigh Folkard & Hayward

kfh.co.uk

COMPLETELY LONDON



Flat 1, 55 Cleveland Street,
London W1

£549,950

Leasehold

A contemporary styled one bedroom apartment located in the heart of Fitzrovia. This is conveniently located for the future Crossrail station at Tottenham Court Road.

- Bedroom
- Bathroom
- Reception Room
- Kitchen
- EPC Rating E

Marylebone
136 Baker Street
W1U 6UD

Sales
Tel 02074865551
Fax 020 7224 0512
Email marylebone.sales@kfh.co.uk

Lettings
Tel 020 3199 8127
Fax 020 7224 0512
Email marylebone.lettings@kfh.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

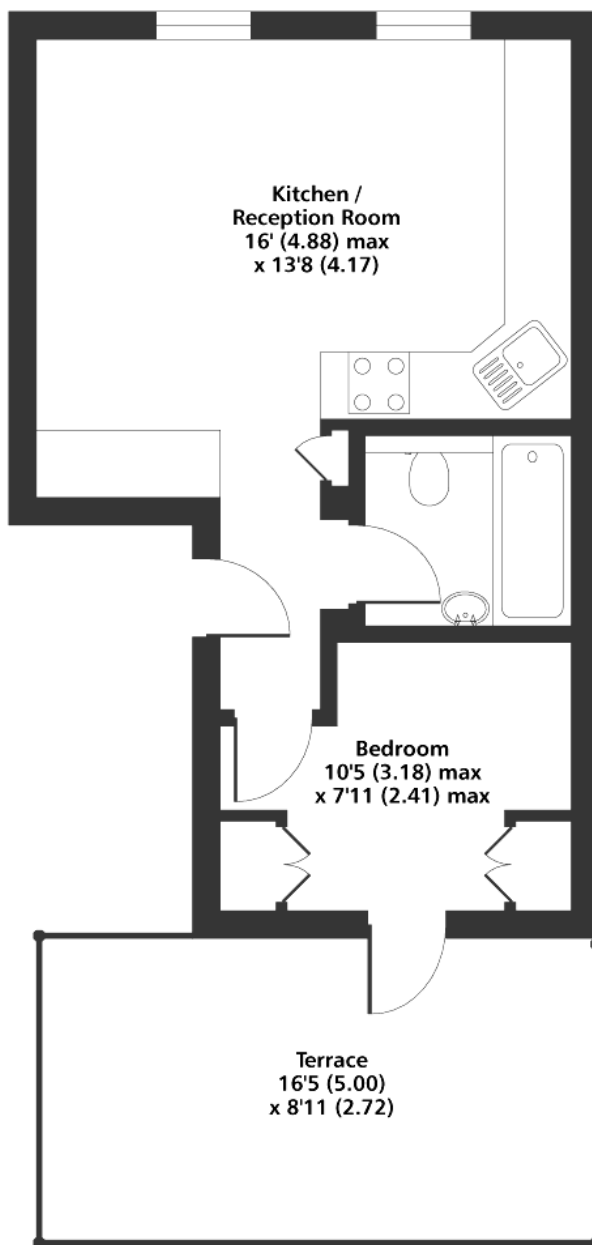
Terms and Conditions

Tenure: Leasehold

Price: Guide Price £549,950 Subject To Contract

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

We have not inspected a copy of the lease and are unable to verify the accuracy of this information. Please clarify the accuracy with your solicitor or conveyancer. Furthermore, we have not inspected the leasehold information pack and are unable to confirm the accuracy of the maintenance and/or management charges.



First Floor

Cleveland Street W1T

Gross Internal Floor Area 348 sqft 32.3 sqm

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Performance Certificate



Cleveland Street, LONDON, W1T

Dwelling type: Mid-floor flat
Date of assessment: 01 February 2013
Date of certificate: 03 February 2013

Reference number: 8307-7622-0950-7469-9902
Type of assessment: RdSAP, existing dwelling
Total floor area: 30 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

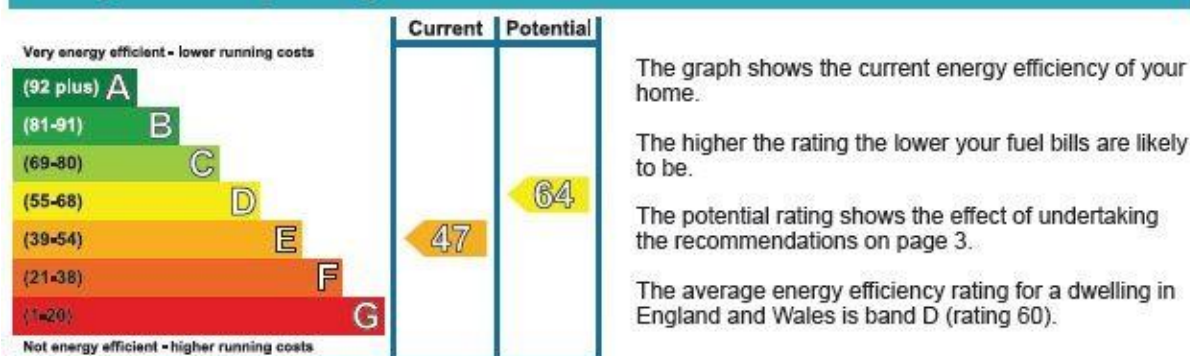
Estimated energy costs of dwelling for 3 years:	£ 1,986
Over 3 years you could save	£ 615

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 120 over 3 years	£ 66 over 3 years	
Heating	£ 1,518 over 3 years	£ 930 over 3 years	
Hot Water	£ 348 over 3 years	£ 375 over 3 years	
Totals	£ 1,986	£ 1,371	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 228	
2 Draught proofing	£80 - £120	£ 30	
3 Low energy lighting for all fixed outlets	£35	£ 39	

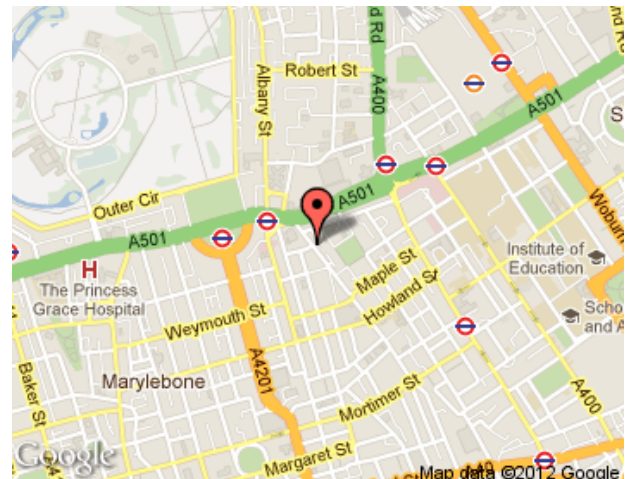
See page 3 for a full list of recommendations for this property.

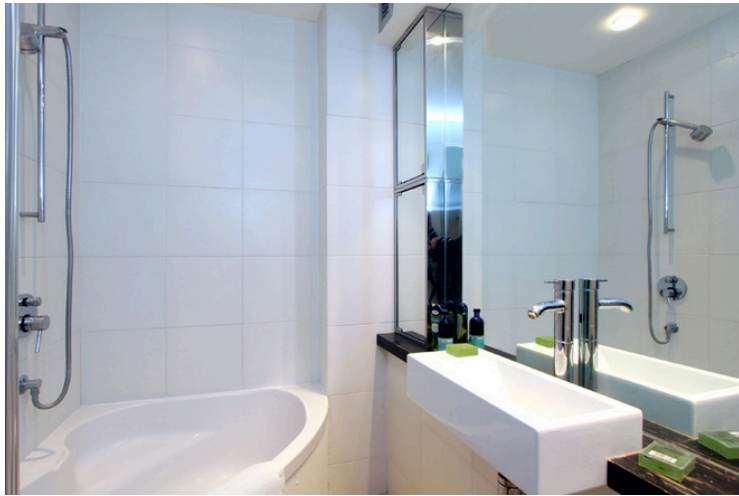
To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

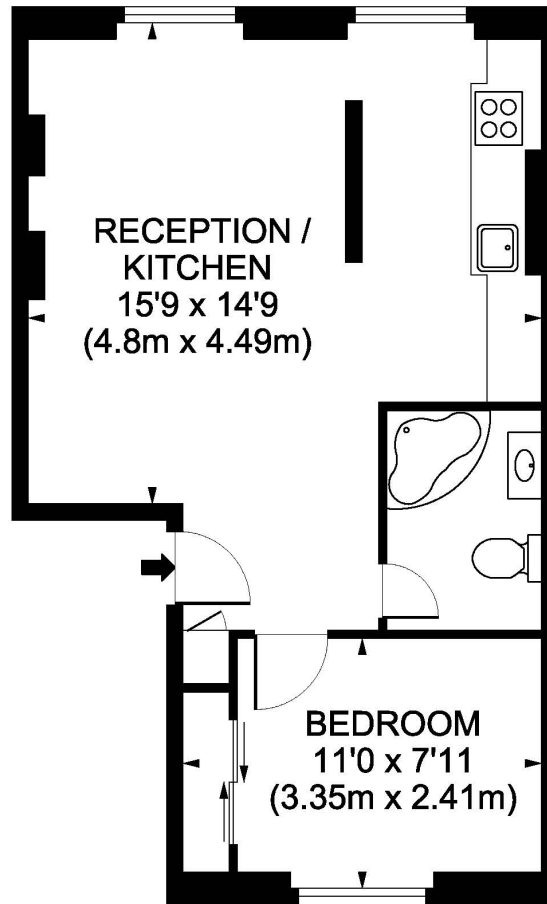
**Cleveland Street, Fitzrovia, W1T
£425,000, Leasehold**



A Modern one bedroom apartment situated on 1st floor, bright reception with full length windows, built in storage, wooden flooring throughout, modern bathroom with bath/shower, fully fitted open plan kitchen, central location. Available July 15th.







FIRST FLOOR

Cleveland Street, W1

Gross Internal Area 348 sq ft 32 sq metres

Hudsons Property give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

A Modern and well maintained one bedroom apartment situated on 1st floor, bright reception with full length windows, built in storage, wooden flooring throughout, modern bathroom with bath/shower, fully fitted open plan kitchen, central location. Available July 15th.

Please note rents advertised do not include a Tenancy Administration Fee of £210 per property and where applicable a Reference Fee per Tenant or Guarantor of £55.

A Check Out Inventory Fee of 157 plus VAT per property is charged in most cases when a professional inventory report and clerk is used. This is payable on exiting the tenancy.

Please ask for details of these fees and whether they are applicable to you prior to viewing any advertised property.

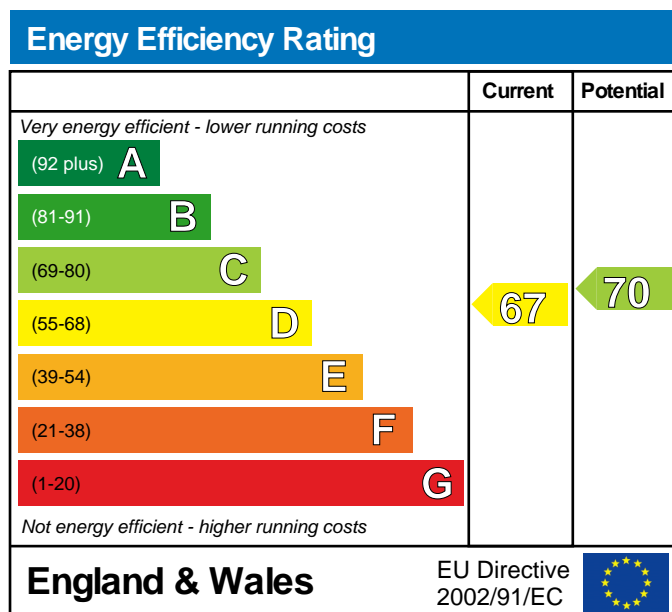
Energy Performance Certificate



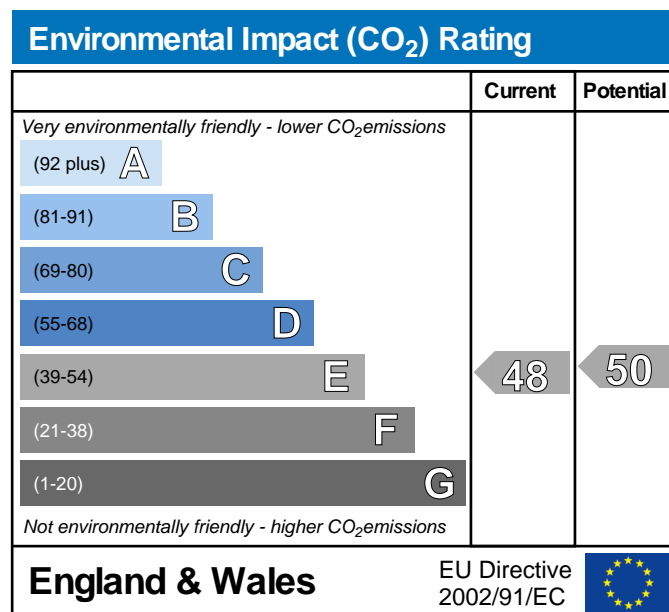
Flat 1
116 Cleveland Street
LONDON
W1T 6PD

Dwelling type: Mid-floor flat
Date of assessment: 27 February 2012
Date of certificate: 27 February 2012
Reference number: 2538-4049-6282-9852-8940
Type of assessment: RdSAP, existing dwelling
Total floor area: 26 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	608 kWh/m ² per year	576 kWh/m ² per year
Carbon dioxide emissions	2.8 tonnes per year	2.7 tonnes per year
Lighting	£39 per year	£19 per year
Heating	£282 per year	£255 per year
Hot water	£87 per year	£87 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Elmhurst Energy Systems Ltd, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2009 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: EES/006030
Assessor's name: Mr. Yuji Chiba
Company name/trading name: Yuji Chiba
Address: 92 Hertford Road London N2 9BU
Phone number: 0778 0996996
Fax number:
E-mail address: evergreen.yuji@googlemail.com
Related party disclosure: No related party

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the preceding page. You can get contact details of the accreditation scheme from their website at www.elmhurstenergy.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the buildings overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 50).

Not all buildings are used in the same way, so energy ratings use standard occupancy assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.



Click www.epcadviser.direct.gov.uk our online tool which uses information from this EPC to show you how to save money on your fuel bills.

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com

Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. The indicative costs are representative for most properties but may not apply in a particular case.

Lower cost measures	Indicative Cost	Typical savings per year	Ratings after improvement	
			Energy Efficiency	Environmental Impact
1 Low energy lighting for all fixed outlets	£18	£15	D 68	E 49
Sub-Total		£15		
Higher cost measures				
2 Fan-assisted storage heaters	£400 - £1,000	£31	C 70	E 50
Total		£46		
Potential energy efficiency rating			C 70	
Potential environmental impact (CO ₂) rating			E 50	

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts. The indicative costs are representative for most properties but may not apply in a particular case.

3 Replace single glazed windows with low-E double glazing	£2,500 - £6,500	£57	C 75	D 58
4 50 mm internal or external wall insulation	£5,500 - £14,500	£30	C 77	D 63
Enhanced energy efficiency rating			C 77	
Enhanced environmental impact (CO ₂) rating			D 63	

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology; 1 star means least efficient and 5 stars means most efficient. The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Solid brick, as built, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Roof	(another dwelling above)	—	—
Floor	(other premises below)	—	—
Windows	Single glazed	★☆☆☆☆	★☆☆☆☆
Main heating	Electric storage heaters	★★★★☆	★☆☆☆☆
Main heating controls	Automatic charge control	★★★★☆	★★★★☆
Secondary heating	Portable electric heaters (assumed)	—	—
Hot water	Electric immersion, off-peak	★★★★☆	★☆☆☆☆
Lighting	No low energy lighting	★☆☆☆☆	★☆☆☆☆

Current energy efficiency rating

D 67

Current environmental impact (CO₂) rating

E 48

Low and zero carbon energy sources

None

About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures

These measures are relatively inexpensive to install and are worth tackling first. The indicative costs of measures included earlier in this EPC include the costs of professional installation in most cases. Some of the cost effective measures below may be installed as DIY projects which will reduce the cost. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Low energy lighting

Low energy light bulbs last up to 12 times longer than ordinary ones and reduce lighting costs.

Higher cost measures

2 Fan assisted storage heaters

Fan assisted storage heaters with automatic control are smaller and easier to control than the older type in the property. Building Regulations apply to this work.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

3 Double glazing

Replacing single-glazed windows with double glazing will improve comfort in the home by reducing draughts and cold spots near windows. Building Regulations apply to this work.

4 Internal or external wall insulation

Solid wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.
- Check the draught-proofing of windows and replace it if appropriate.
- If you have unused open chimneys consider blocking them off (making provision for a ventilation opening and a cowl on top of the chimney to avoid dampness).

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk.



Flat 3, 55 Cleveland Street,
London W1

£459,500

Leasehold

A spacious studio located in the heart of Fitzrovia in a period conversion in need of modernisation. A rare commodity in today's market.

- Studio Room
- Bathroom
- Kitchen
- EPC Rating D

Marylebone
235-237 Baker Street
London NW1 6XE

Sales
Tel 020 7486 5551
Fax 020 7224 0512
Email sbs@kfh.co.uk

Lettings
Tel 020 7499 6181
Fax 020 7491 2667
Email lma@kfh.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

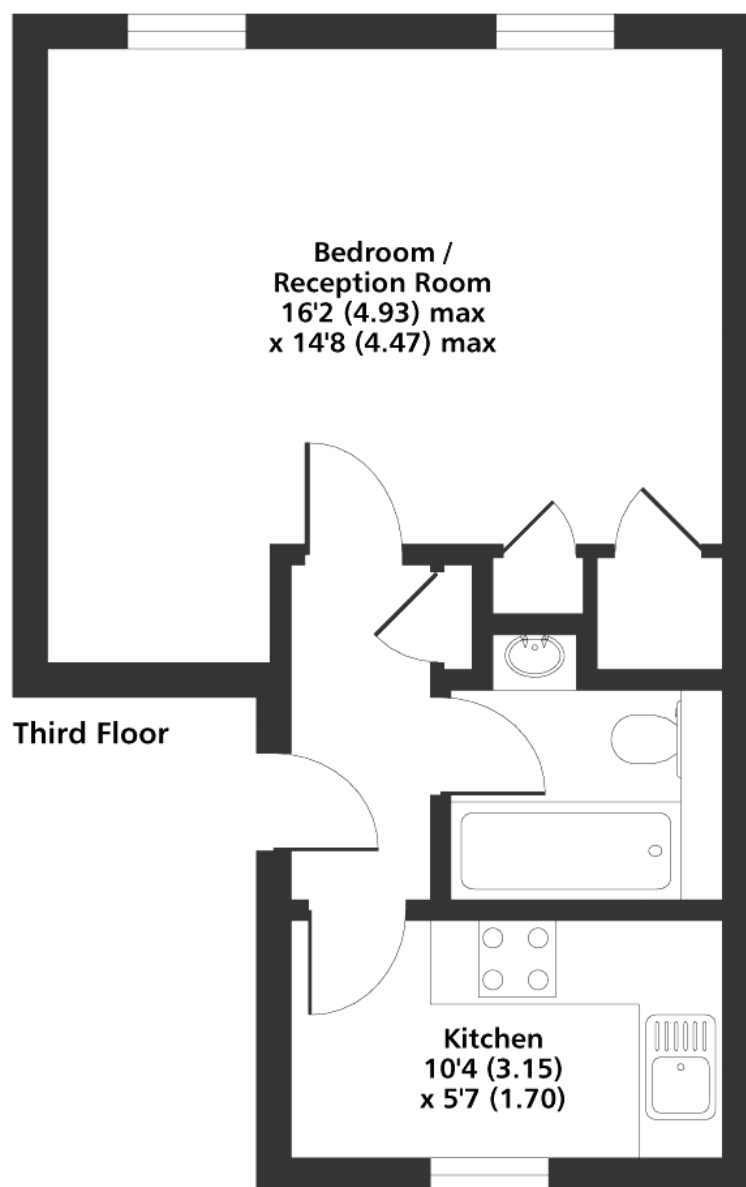
Terms and Conditions

Tenure: Leasehold

Price: £459,500 Subject To Contract

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We have not inspected a copy of the lease and are unable to verify the accuracy of this information. Please clarify the accuracy with your solicitor or conveyancer. Furthermore, we have not inspected the leasehold information pack and are unable to confirm the accuracy of the maintenance and/or management charges.



Cleveland Street W1T
Gross internal floor area 359 sq ft 33.4 sq metres

Energy Performance Certificate



Cleveland Street, LONDON, W1T

Dwelling type: Mid-floor flat
Date of assessment: 31 March 2014
Date of certificate: 31 March 2014

Reference number: 7098-4074-7227-2414-6980
Type of assessment: RdSAP, existing dwelling
Total floor area: 29 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,668

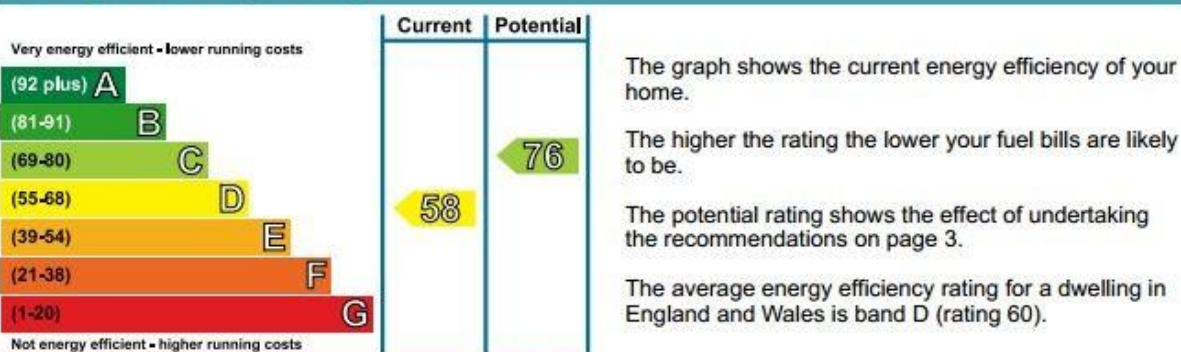
Over 3 years you could save £ 714

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 96 over 3 years	£ 63 over 3 years	
Heating	£ 987 over 3 years	£ 408 over 3 years	
Hot Water	£ 585 over 3 years	£ 483 over 3 years	
Totals	£ 1,668	£ 954	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 498	✓
2 Low energy lighting for all fixed outlets	£10	£ 21	
3 Heat recovery system for mixer showers	£585 - £725	£ 90	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

CLEVELAND STREET

FITZROVIA W1T



£455,000

subject to contract

This delightful one bedroom flat is situated on the top floor of a small and handsome period building on the ever popular Cleveland Street.

Features include a communal roof terrace, a separate kitchen and a large walk-in closet.

This property would make an ideal London home or investment purchase in the heart of one of London's most talked about areas.

ACCOMMODATION & FEATURES

- RECEPTION ROOM • BEDROOM • SEPARATE KITCHEN • BATHROOM •
- WALK-IN STORAGE • COMBINATION BOILER •
- COMMUNAL ROOF TERRACE • THIRD FLOOR •

Third Floor

Entrance Hall

Wooden flooring. Door to:

Large Storage Cupboard

Good shelving and hanging space.

Reception Room

Wooden flooring. Two sash windows overlooking Cleveland Street.



Kitchen

Tiled flooring. Range of wall and base units. Electric oven. Four ring gas hob. Stainless steel sink with mixer tap. Valiant gas boiler. Sash window.

Bedroom

Two westerly facing sash windows.



For clarification purposes we would advise purchasers that these particulars were prepared in good faith to give a general description of the property. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are for guidance purposes and if such details are of vital importance, purchasers must make their own enquiries.

Bathroom

Bath with mixer tap and overhead shower attachment on a hose. WC. Basin on pedestal with separate taps. Tiled flooring.



Communal Roof Terrace

The stairs to the communal area continue to the fourth floor where a door leads onto a communal roof terrace



TERMS

TENURE: Leasehold 150 years from 16th December 1982

SERVICE CHARGE: N/A

GROUND RENT: N/A

COUNCIL TAX: City of Westminster Band E approx £832.01 p.a.

PRICE: **£455,000** Subject To Contract

For a viewing call owner's sole agents:-

LDG

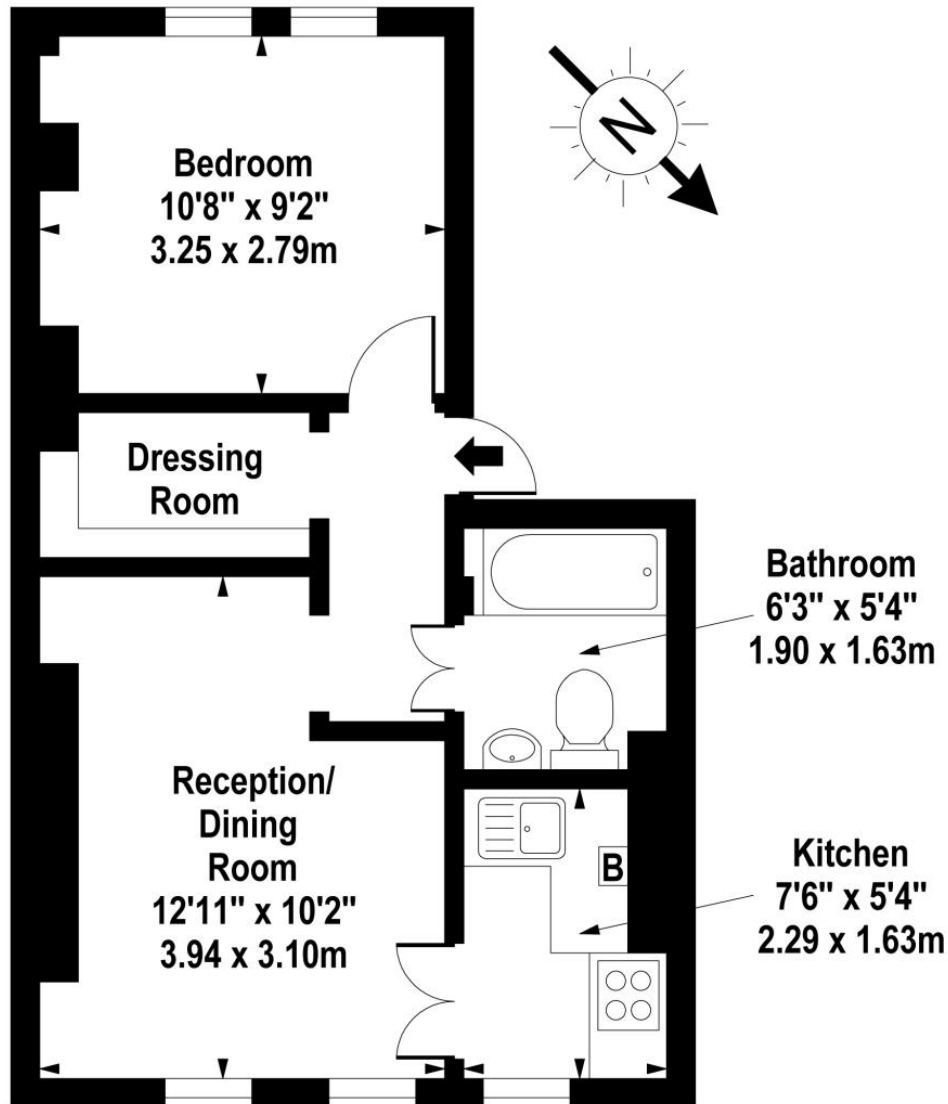
www.ldg.co.uk



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Top Floor Flat, Cleveland Street, W1T 4JR

Approx. 365 sq. feet (33.91 sq. metres)



Third Floor

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		
(81-81) B		
(69-80) C		
(55-68) D		68
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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CLEVELAND STREET

FITZROVIA W1T



£345,000

subject to contract

This well-proportioned studio radiates warmth and charm. Situated on the first floor of an attractive period building the apartment offers full height sash windows, original shutters and high ceilings, creating a real feeling of volume. Other features include a separate kitchen, wooden flooring and well-designed storage.

Positioned on the Westminster side of the increasingly fashionable Cleveland Street you are a very short stroll from all the greenery of The Regents Park, whilst being close to both Warren Street and Great Portland Street stations.

Early viewing recommended.

ACCOMMODATION & FEATURES

- STUDIO
- PERIOD CONVERSION
- FIRST FLOOR
- SEPARATE KITCHEN
- HIGH CEILINGS
- WESTMINSTER

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First Floor

Hallway

Stripped wooden floor. Radiator. Entryphone.

Reception Room

Floor to ceiling sash windows with working shutters, overlooking Cleveland Street. Stripped wooden floor. Three double radiators. Built-in storage with pull down bed. Built-in desk. Open fireplace with gas flue.



Reception photograph as previously furnished.

Kitchen

Range of wall and base units. Four ring gas hob. Electric oven. 1 ½ bowl stainless steel sink with mixer tap. Ariston built-in combination boiler. Built-in fridge / freezer. Sash window. Wood stripped floor. Radiator.



Bathroom

WC. Basin on vanity unit with mixer tap. Bath with mixer tap and wall mounted shower attachment. Tiled walls. Stripped wooden floor. Heated towel rack. Hatch to storage.



TERMS

TENURE:	Leasehold TBC
SERVICE CHARGE:	£TBC
GROUND RENT:	£TBC
COUNCIL TAX:	City of Westminster Band C approx £611 p.a.

PRICE: **£345,000** Subject To Contract

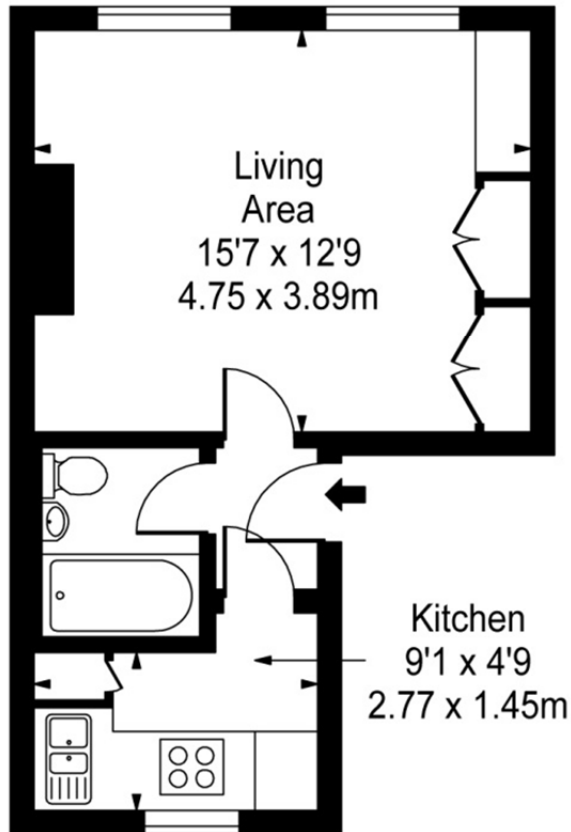
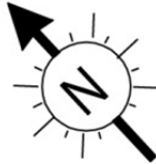
For a viewing call owner's agents:-

LDG 020 7580 1010

www.ldg.co.uk

Cleveland Street, W1

Approx. Gross Internal Area 309 Sq Ft - 28.71 Sq M



First Floor

For Illustration Purposes Only - Not To Scale Floor Plan by www.pixandplans.com Ref: No.9312

This floor plan should be used as a general outline for guidance only and do not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Cleveland Street
Fitzrovia, London W1

RIB

Robert Irving Burrows
www.ribres.co.uk

LON
RES



Cleveland Street, Fitzrovia, London W1

A beautifully presented and stunning 1st floor modern apartment has become available in this Georgian converted building. This bright apartment benefits from having high ceilings, air conditioning to the reception room, hardwood flooring and excellent storage space.

This contemporary flat would make an excellent 'Pied a Terre' or rental investment. The current owner has also recently extended the lease to approx 163 years.

116 Cleveland Street is moments away from the open spaces of Regents Park and you would also find the restaurants and bars of Charlotte Street a short stroll away. The nearest underground stations are Great Portland Street and Warren Street.

TERMS: we have been advised of the following terms by our client, but have not seen any documentation to substantiate this information should you proceed with the purchase of the property, the details must be verified by your solicitor.

LEASE: approx 163 years unexpired
CURRENT SERVICE CHARGE: Approx £173 per annum
CURRENT GROUND RENT: Peppercorn
COUNCIL TAX: London Borough of Camden - Band To Be Advised
PRICE: On Application

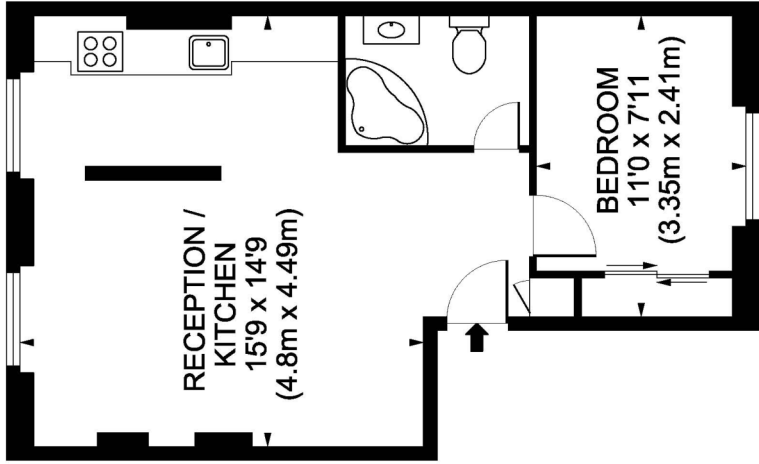
RIB
Robert Irving Burns

020 7927 0619
www.ribres.co.uk

23-24 Margaret St. London W1W 8LF

IMPORTANT NOTICE

- 1: These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information / verification.
- 2: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order, as they have not been tested by us. Purchasers should satisfy themselves on such matters prior to purchase.
- 3: Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise.
- 4: Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.



FIRST FLOOR

Cleveland Street, W1

Gross Internal Area 348 sq ft 32 sq metres

