



**Cleveland Mansions, London W9**

**£645,000**

A Two Bedroom apartment situated on the raised ground floor of this popular Mansion block in a quiet turning off Elgin Avenue. The flat comprises a beautiful reception room with feature fireplace, and a modern fitted kitchen including Neff "slide and hide" oven, built in dishwasher, and washer dryer. The flat boasts a large master double bedroom with a range of Hammonds fitted wardrobes, a second double bedroom [with fitted wardrobe], and a modern tiled bathroom with shower/bath. The property is in lovely condition throughout and benefits from high ceilings, ample fitted storage and many original features. Being on the corner of Cleveland Mansions it also benefits from excellent daylight, and an outlook over trees and neighbouring gardens. Conveniently located for the shops and cafes of Castellain Road and Lauderdale Parade, f Paddington Recreation Ground, and a short walk to Warwick Avenue and Maida Vale Underground Stations (Bakerloo Line). Share of Freehold. SOLE AGENTS



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## Reception :

13'4 x 13'4 (4.06m x 4.06m )



## Bedroom 2 :

10'7 x 10' (3.23m x 3.05m)



## Kitchen :

10'9 x 10'7 (3.28m x 3.23m)



## Bathroom :

7 x 6 (2.13m x 1.83m)

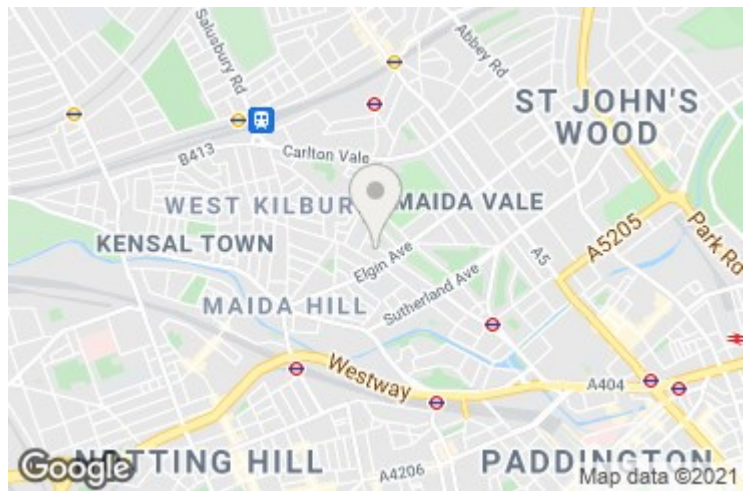


## Bedroom 1 :

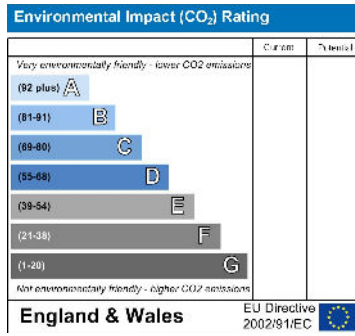
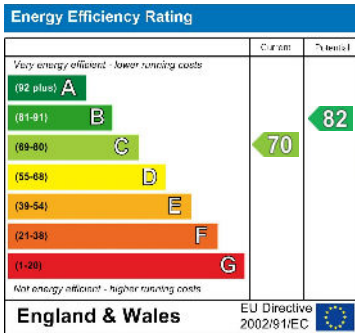
14'2 x 13'4 (4.32m x 4.06m)

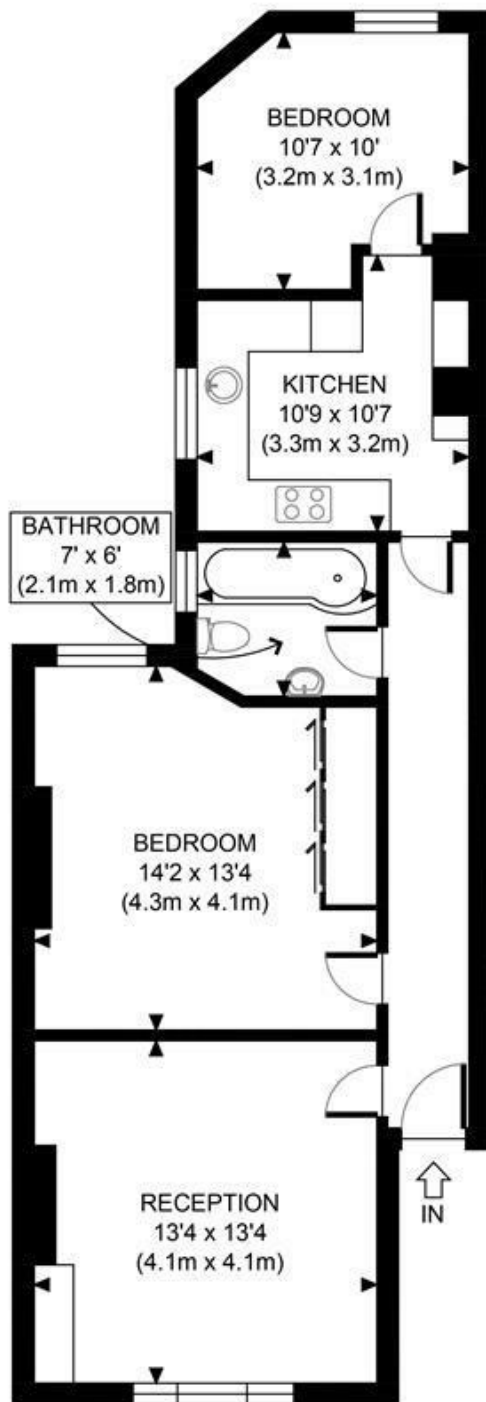


## Exterior ;




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GROSS INTERNAL  
FLOOR AREA 694 SQ FT



<p>APPROX. GROSS INTERNAL FLOOR AREA 694 SQ FT / 64 SQM</p> <p><b>Disclaimer:</b> Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Cleveland Mansions W1T</p> <p>date 01/04/21</p> <p><b>photoplan</b> </p>
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**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29'(feet)

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