



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)

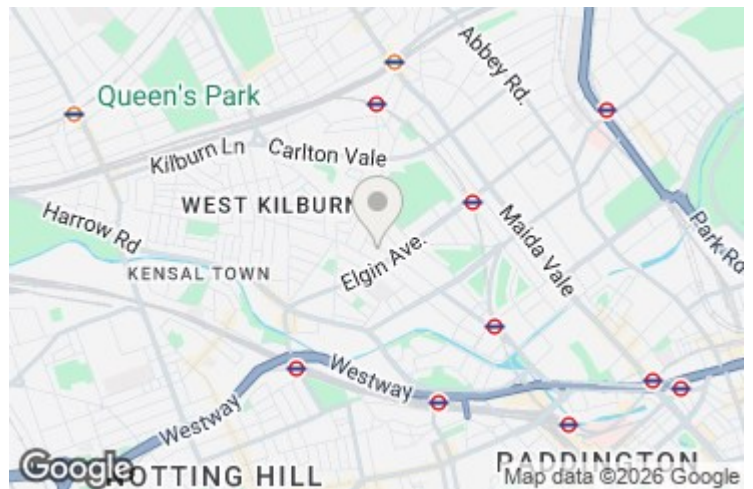


Bedroom 1 :

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



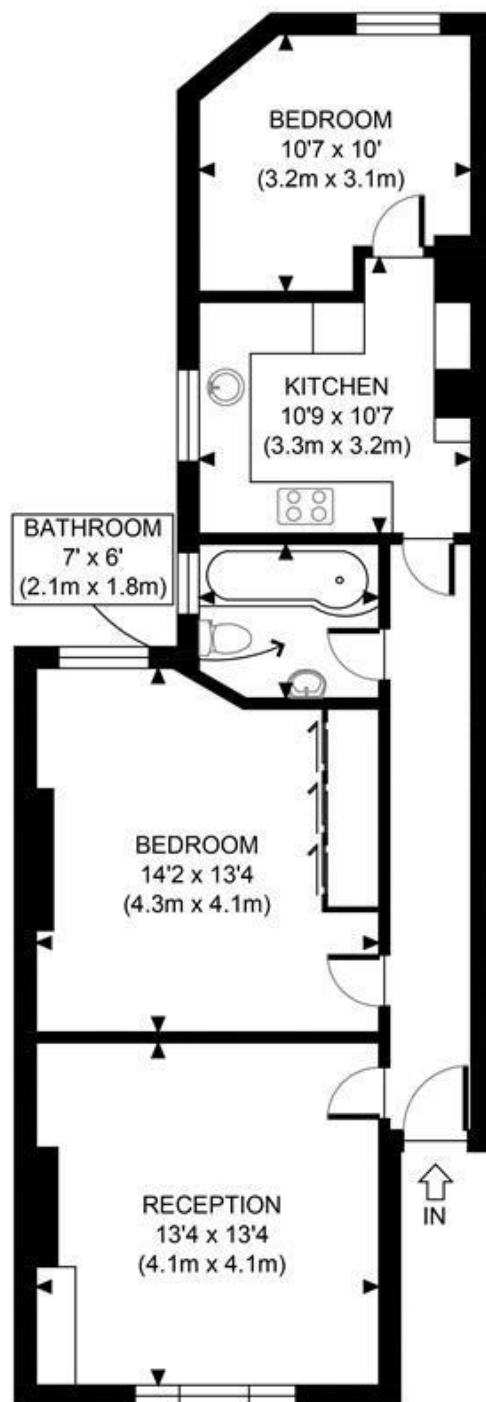
Exterior ;



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



GROSS INTERNAL
FLOOR AREA 694 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 694 SQ FT / 64 SQM		Cleveland Mansions W1T
Disclaimer: 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		date 01/04/21
		photoplan 

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