



**CLEVELAND COURT, CLEVELAND STREET, LONDON, W1T**  
**£560,000 LEASEHOLD**

**A LIGHT AND ELEGANT FIRST FLOOR ONE-BEDROOM APARTMENT IN A BEAUTIFULLY POSITIONED ART DECO BUILDING, IN THE HEART OF FITZROVIA, SECONDS FROM FITZROY SQUARE.**

Leasehold: 161 years from 2003 so 140 years remain | Service Charge: Circa £3,000 P/A incl. reserve | Camden Council Tax Band D Circa £1900 | Ground Rent: TBC

West End | 020 7240 3322 | westend@winkworth.co.uk

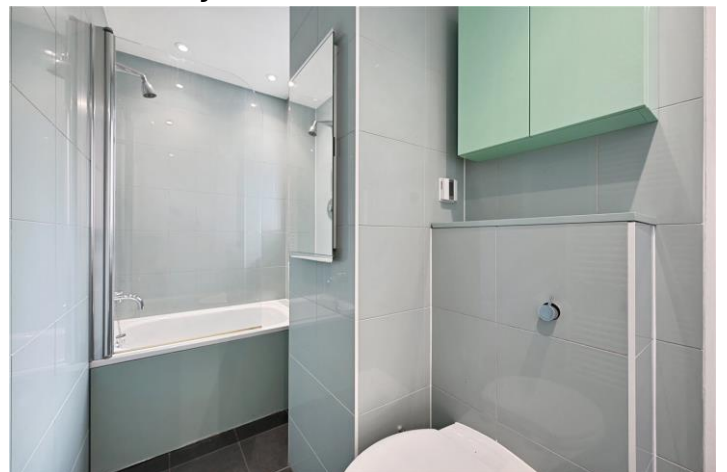
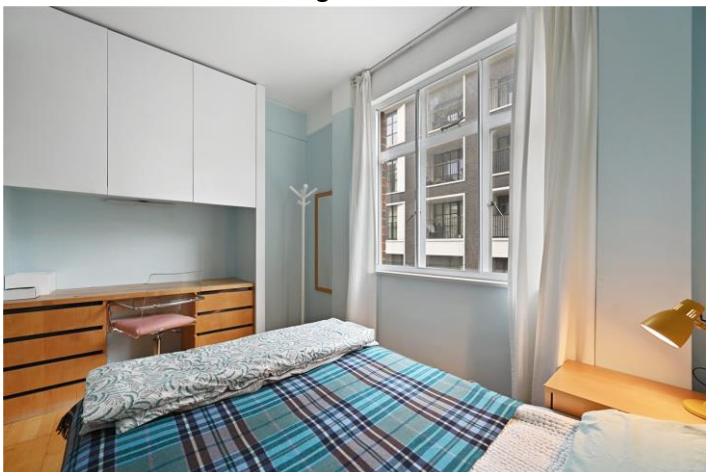
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**DESCRIPTION:** The property is in good condition throughout, and the configuration would allow for a second bedroom if the dining room were re-purposed. The flat has pleasant dual aspect views onto both Cleveland Street and Grafton Way. The Kitchen window looks along Fitzroy Mews to the rear. The common parts are looking a little tired and we understand that plans to refurbish them are in the pipeline as part major works over the next year or so. This will include the addition of another floor on the building. There is a reserve fund, but it is likely that the additional cost to the incoming buyer will be in the order of £7k to K10k. As yet we have no schedule of works. Cleveland Court is perfectly positioned for access to UCL, UCH, SOAS and The University of Westminster. The major rail termini and the Underground stations of Warren Street, Goodge Street and Great Portland Street are nearby.



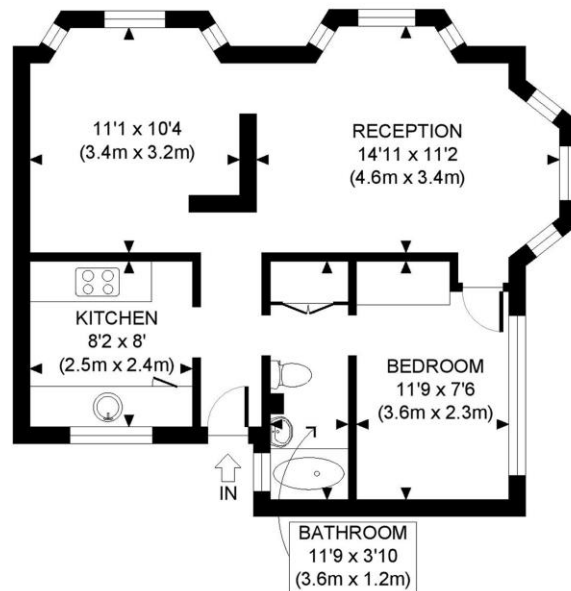
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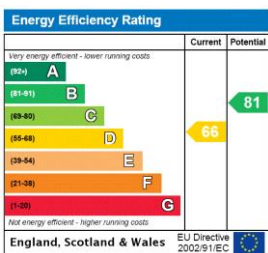
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 504 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 504 SQ FT/ 47 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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.



**Tenure:** Leasehold  
**Term:** Expires - 07/02/2164  
**Service Charge:** £3000 per annum  
**Ground Rent:** TBC  
**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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