



**122 CLEVELAND STREET
LONDON**

£2,275 PER

A charming one-bedroom apartment set on the first floor of a well-maintained period building in the heart of Fitzrovia, W1.

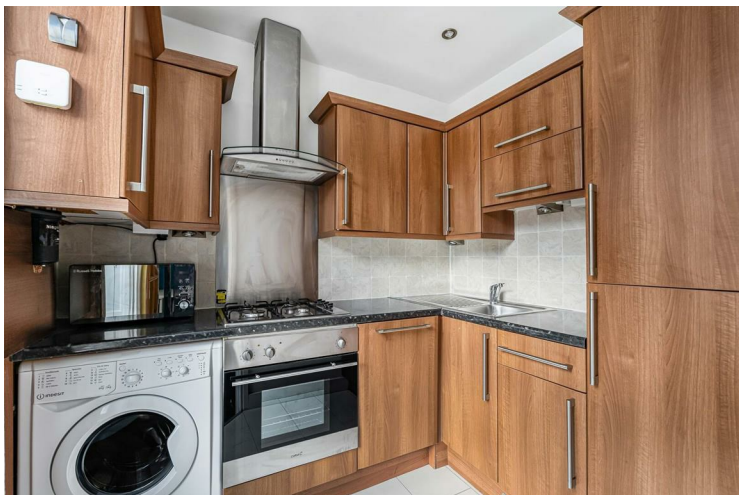
Perfectly positioned just moments from Great Portland Street and Warren Street stations, this bright and well-proportioned home offers a spacious living room, a separate double bedroom with fitted storage, a fully equipped kitchen with electric hob, fridge and microwave, and a generous bathroom.

The property further benefits from gas central heating and is surrounded by a vibrant local community, with an excellent choice of cafés, restaurants and amenities on nearby Tottenham Court Road, Charlotte Street and Goodge Street.

Ideally situated close to UCL, King's College, LSE and the University of Westminster, this apartment would make a superb home for a single occupant or professional couple seeking central London living.



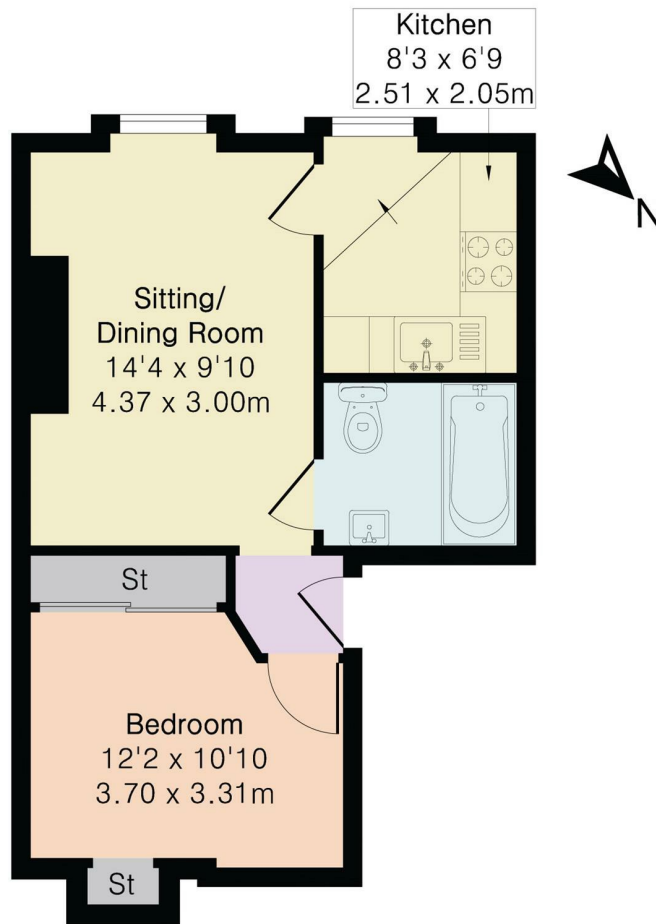
- One Bedroom • One Bathroom • Part Furnished • 5 Week Deposit: £2,625.00 • Council Tax Band C (Camden)



• Available ASAP • EPC Rating: C • Nearest Stations: Great Portland Street & Warren Street



Approximate Gross Internal Area 359 sq ft - 33 sq m



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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