



**122 CLEVELAND STREET
LONDON**

£3,684 PER

A charming two/three bedroom apartment set on the ground and lower floors 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 spacious home offers a generously sized living room, two/three bedrooms, a fully equipped kitchen with electric hob, fridge and microwave, and two generous bathrooms.

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.



- Two/Three Bedrooms • Two Bathrooms • Unfurnished • 5 Week Deposit: £4,551 • Council Tax Band F (Camden)



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



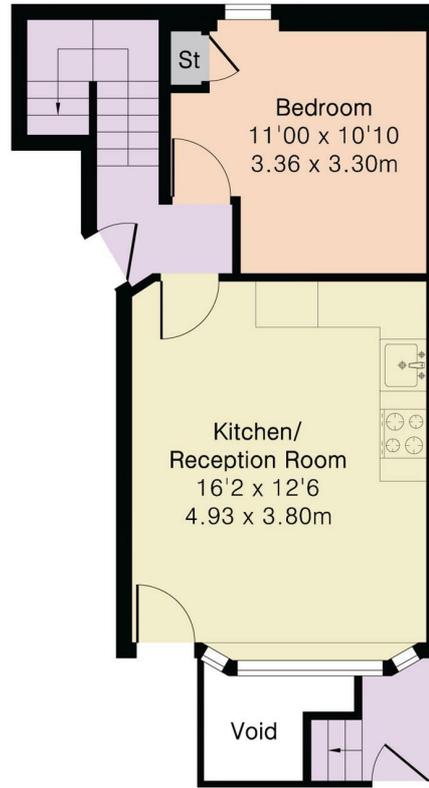
Approximate Gross Internal Area 805 sq ft - 75 sq m

Lower Ground Floor Area 438 sq ft – 41 sq m

Ground Floor Area 367 sq ft – 34 sq m



Lower Ground Floor



Ground 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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