

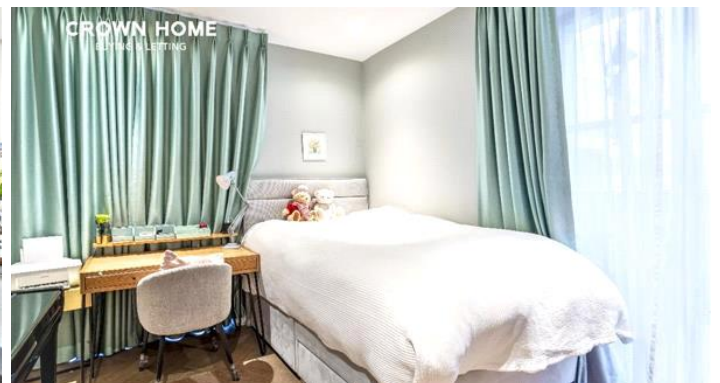
101 Cleveland Street,
Fitzrovia, W1T

Apartment

£1,980,000

Estimated Service Charge:
£12,520 per year

A beautifully presented two-bedroom, two-bathroom premium apartment located in the heart of Fitzrovia, just a short walk from Gooch Street Station.

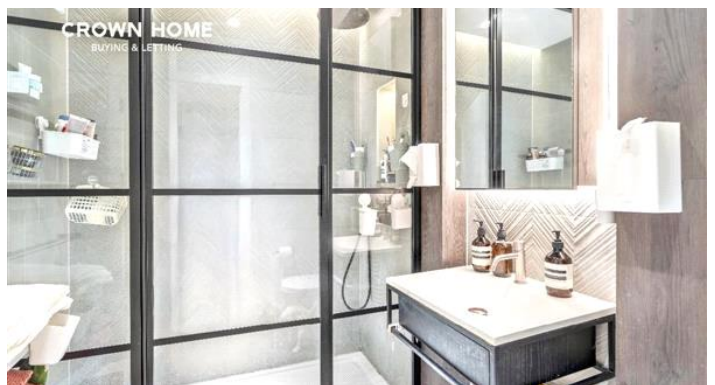
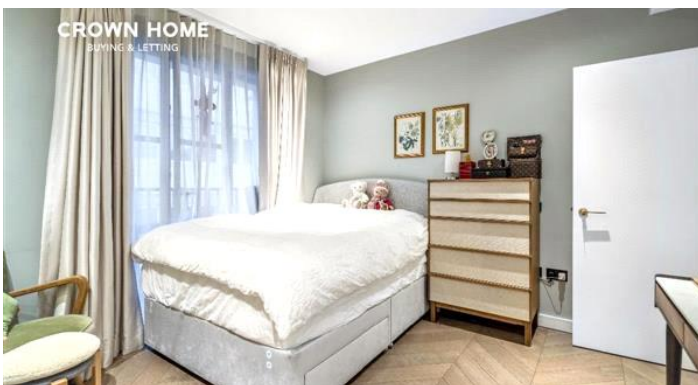
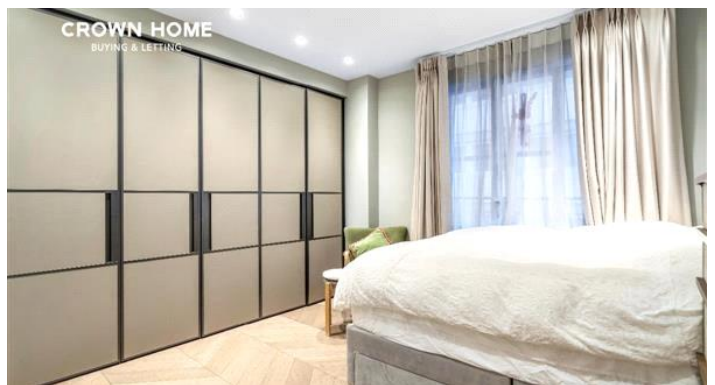




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A beautifully presented two-bedroom, two-bathroom premium apartment located in the heart of Fitzrovia, just a short walk from Goudge Street Station.

The apartment features a bright and spacious open-plan living area, enhanced by elegant chevron timber flooring and large windows that flood the space with natural light. The designer Arclinea kitchen is both striking and practical, showcasing dark bespoke cabinetry, anthracite grey stone worktops, statement marble splashbacks and reeded glass cupboard doors. Fully integrated Miele appliances and modern pendant lighting complete this sophisticated space.



AK

TYPICAL AREA

73.3 SQ M / 789 SQ FT

Living / Kitchen / Dining	8.6 X 3.4m / 28'2" X 11'4"
Master Bedroom	4.3 X 3.1m / 14'0" X 10'4"
Master En Suite	2.4 X 1.7m / 8'0" X 5'7"
Bedroom 2	3.1 X 3.1m / 10'3" X 10'2"
En Suite 2	2.0 X 1.8m / 6'6" X 5'11"



RESIDENTS' FACILITIES

- Balcony
- 1 parking space
- Prime Fitzrovia location
- 1st floor
- Aspect: North + West
- 24 hour concierge
- Residents' private dining
- Residents' co-working space & lounge
- Residents' gym, steam room & sauna
- Oak engineered timber chevron flooring
- Comfort cooling & underfloor heating

Tenure
Leasehold

EPC Rating
EPC Rating: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	83	83
(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	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			

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