



# Cleveland Square

Notting Hill, W2

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A rare freehold investment opportunity in the heart of Bayswater with secure underground parking, and roof top terrace.

The house is currently comprised over three floors, with wonderful ground floor living and entertaining space.



**1 RECEPTION ROOM**



**5 BEDROOMS**



**2 BATHROOMS**



**FREEHOLD**



**2,083 SQ FT**



**ASKING PRICE  
£2,000,000**



### The property

There are five bedrooms and two bath/shower rooms on the first and second floors with a wonderful roof terrace. The house further benefits from two guest WCs, a large utility room and underground parking for two cars in the basement.

Currently rented, the house offers the scope to be a family home or, rental investment.

### Location

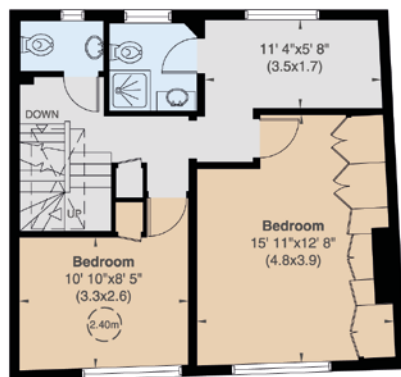
Cleveland Square is located in the heart of Bayswater, within easy reach to the open spaces of Hyde Park and Kensington Gardens, and ideally situated for the shops, bars and restaurants of Westbourne Grove, Notting Hill and Queensway. Local transport links include Paddington (Network Rail, Heathrow Express) and Queensway and Lancaster Gate underground stations (Central, Bakerloo, Hammersmith & City, Circle and District lines).



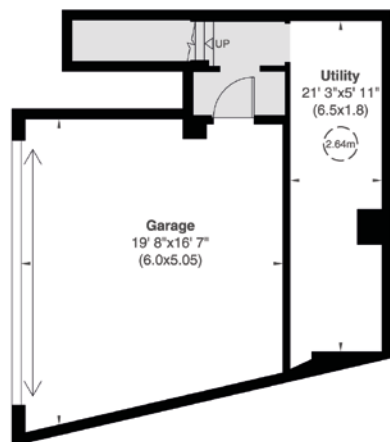
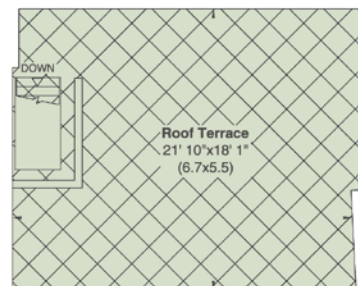




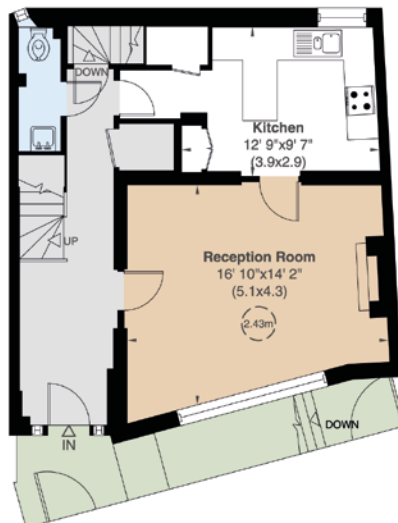




Second Floor



Basement



Ground Floor



First Floor

## Floorplans

Gross internal area 2,083 sq ft (194 sq m)  
including garage  
1,774 sq ft (165 sq m) excluding garage  
For identification purposes only.

## General

Tenure: Freehold

Local Authority: Westminster

Council Tax: Band G

EPC Rating: C

Parking: Residents parking & garage

Broadband: Available

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## Notting Hill

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