



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
£2,250,000**



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.

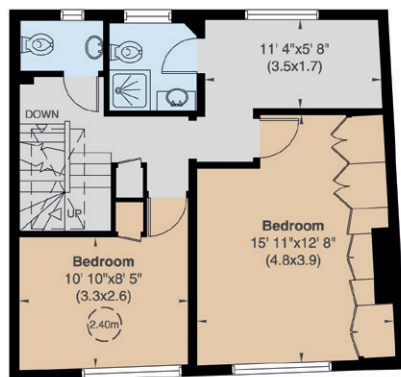
Currently rented with an HMO license, the house offers the scope to be a family home or, rental investment.

Location

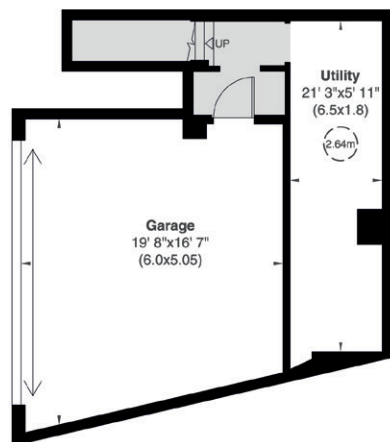
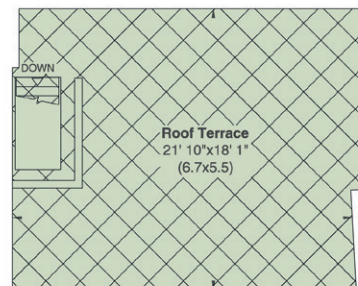
Cleveland Square is located in the heart of Bayswater, within easy reach to the open spaces of Hyde Park and Kensington Gardens, and ideally situated for the shops, bars and restaurants of Westbourne Grove, Notting Hill and Queensway. Local transport links include Paddington (Network Rail, Heathrow Express)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



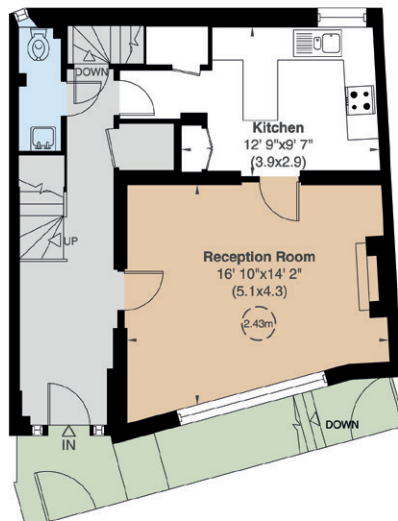




Second Floor



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

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2025. Particulars prepared September 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Notting Hill

303 Westbourne Grove, London, W11 2QA

020 7221 1111

nottinghill@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP