

DOMUS NOVA



Cleveland Square, W2
£1,950,000



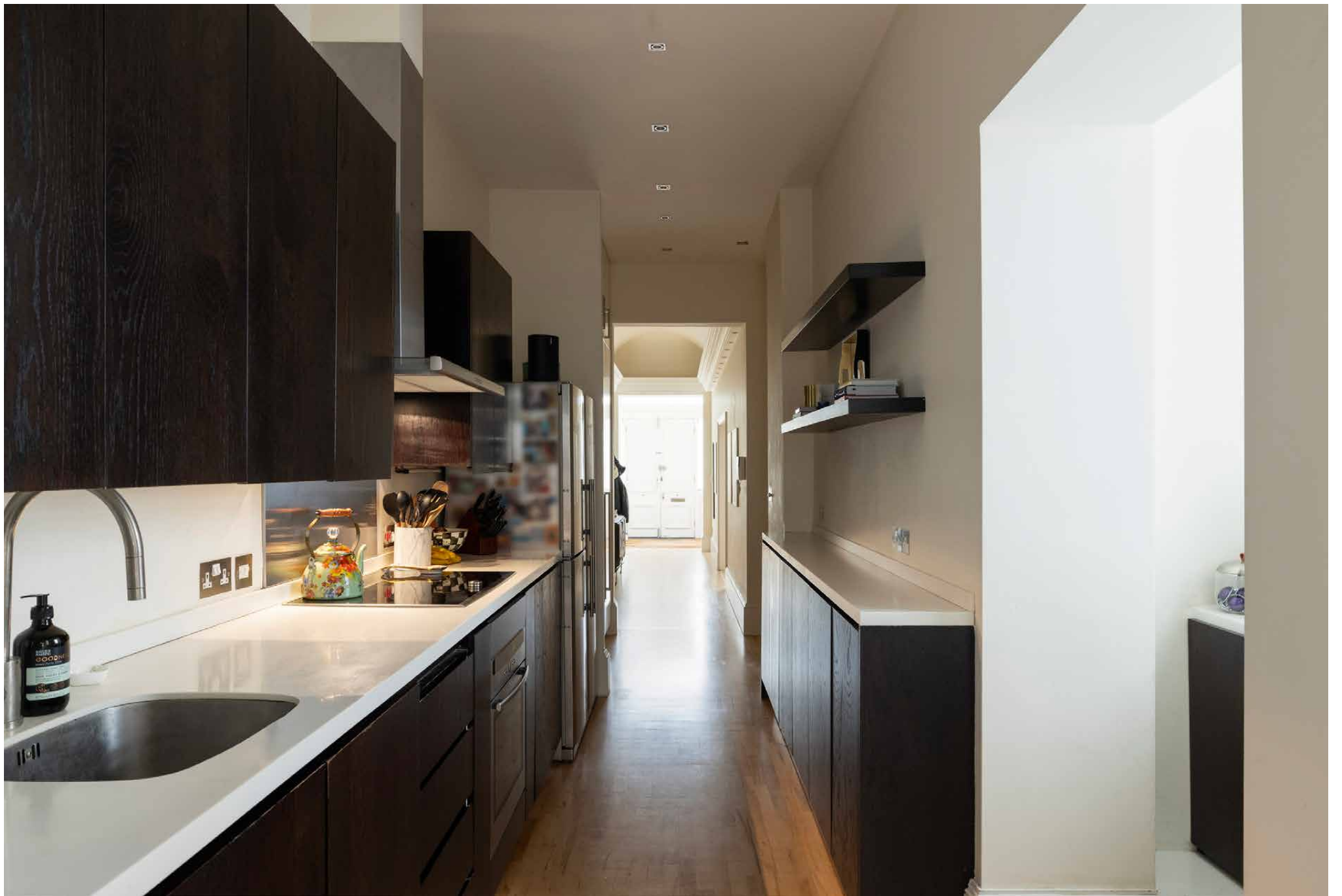
Looking across one of London's most pristine garden squares, a grand street sits composed of stucco-fronted façades. Originally built in the mid-1800's by William Frederick Cleveland, this classic square vaunts tree-shaded spots, pillared porches and a manicured central garden.

Beyond a rare private entrance on the ground floor, an apartment has been conceived with sensitive modernisations. An impressive sense of space instantly captivates, with lofty walls and a barrel-vaulted ceiling lit by Shadow LED lighting.

Double doors draw back to the reception room – a social setting with a sense of grandeur. Conducive to switching off, two towering sash windows stretch to the ceiling and bathe solid maple floors in natural light. Limestone shelving adorns the palatial proportions, offering a streamlined solution for storage or artwork. Elsewhere, discover a cleverly conceived galley kitchen designed to maximise the apartment's footprint. Fashioned from stained oak cabinetry and Corian worktops, there's a sense of sophistication to culinary endeavours here. Integrated NEFF appliances and a convenient utility area complete a functionality-focused set up.

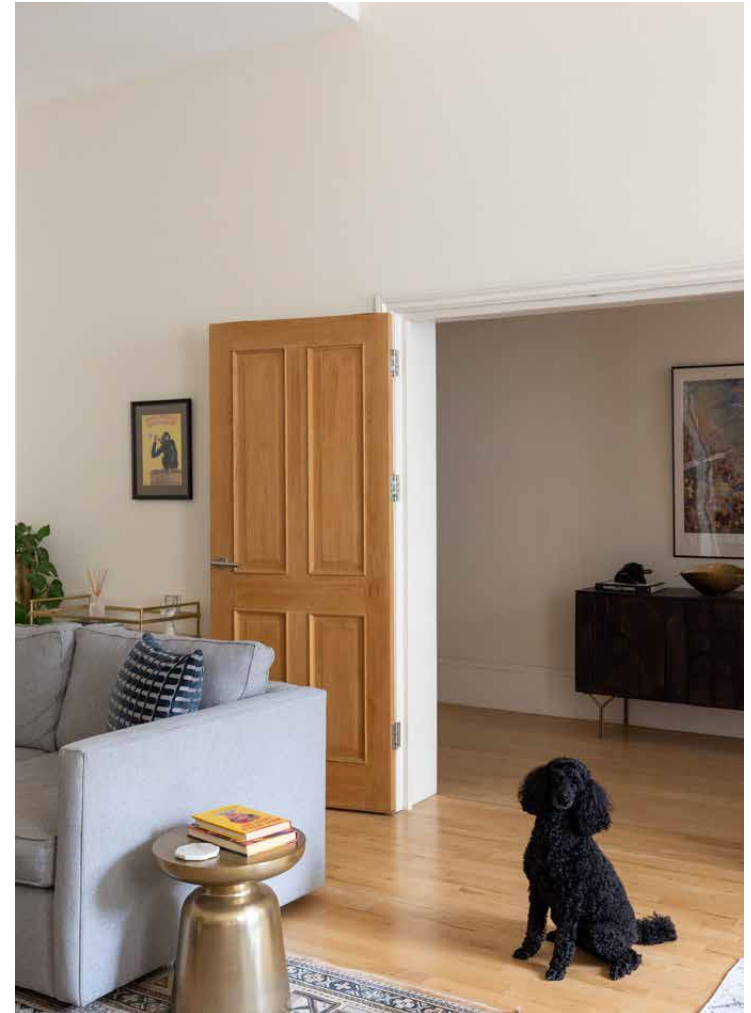








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Located to the rear of the apartment, a substantial skylight instils a calming quality to the principal bedroom suite. Alongside a remote controlled blackout blind, dimmer switches throughout offer an effortless versatility to the lighting. Spotlights draw attention to a wall of fitted wardrobes, while a sash window filters light across a built-in bench—perfect for perching or storing vanity items. Around the corner, ceramic stone tiles envelop the en suite bathroom featuring a shower, bathtub, and dual vanity. The second bedroom continues the pared-back palette, brightly lit by a tall window. An alcove creates a perfect spot for a TV, while a glass door slides back to reveal an en suite shower.

The apartment additionally benefits from access to Cleveland Square garden, a sprawling private lawn for residents of the square.

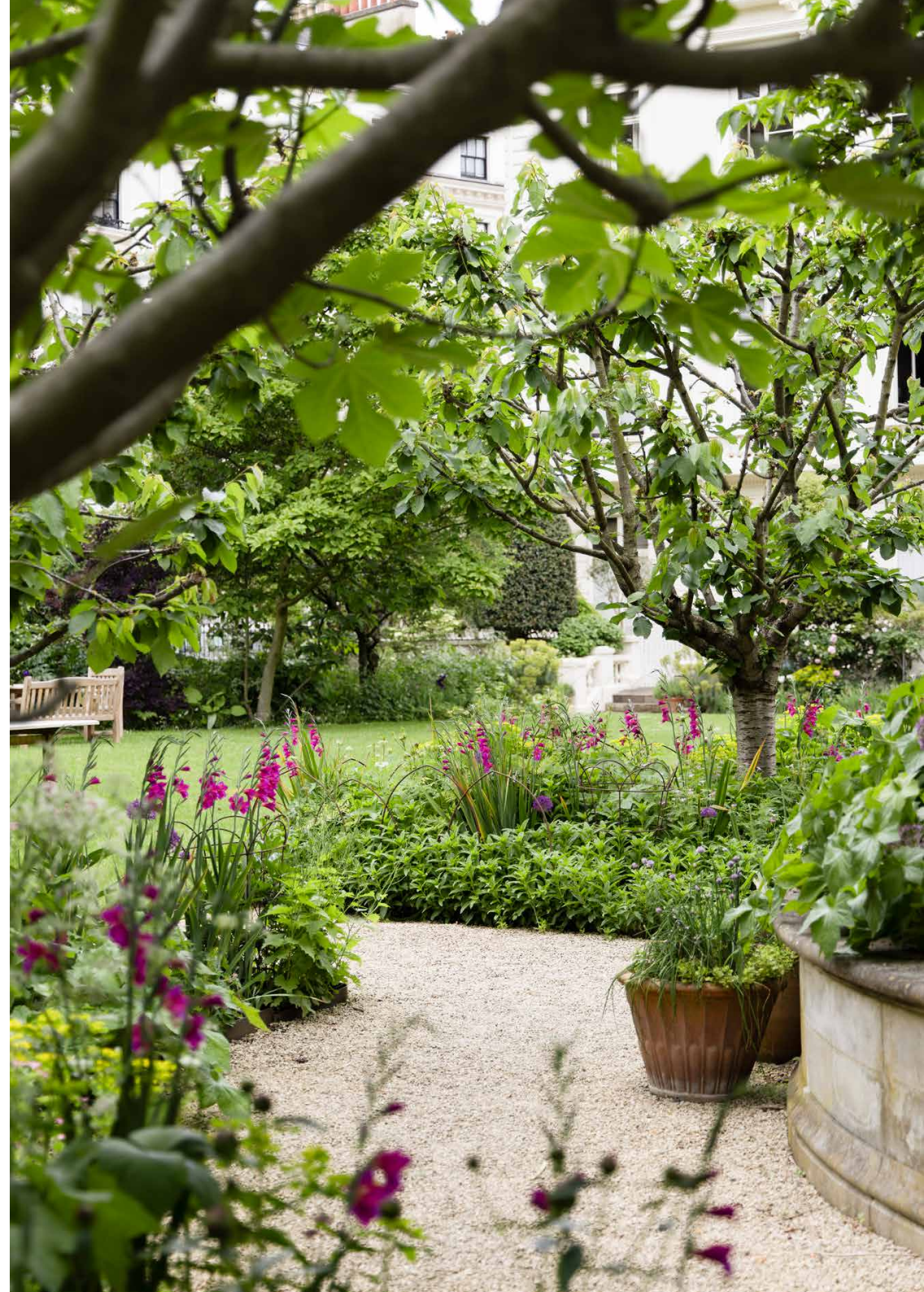




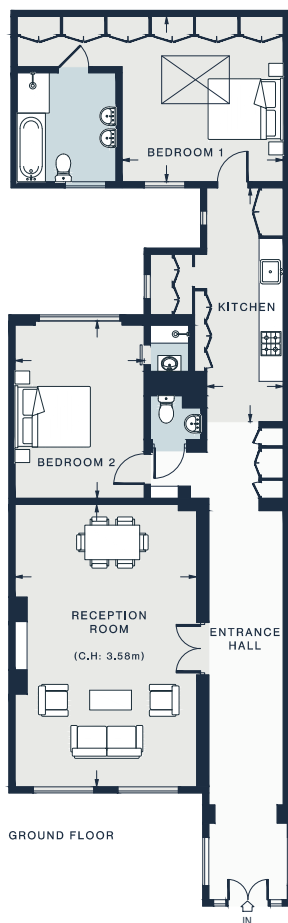












RECEPTION ROOM
22'11 x 14'7 (6.9m x 4.4m)

BEDROOM 1
16'6 x 12'10 (4.1m x 3.9m)

KITCHEN
19'1 x 6'6 (5.8m x 1.9m)

BEDROOM 2
14'6 x 10'7 (4.4m x 3.2m)

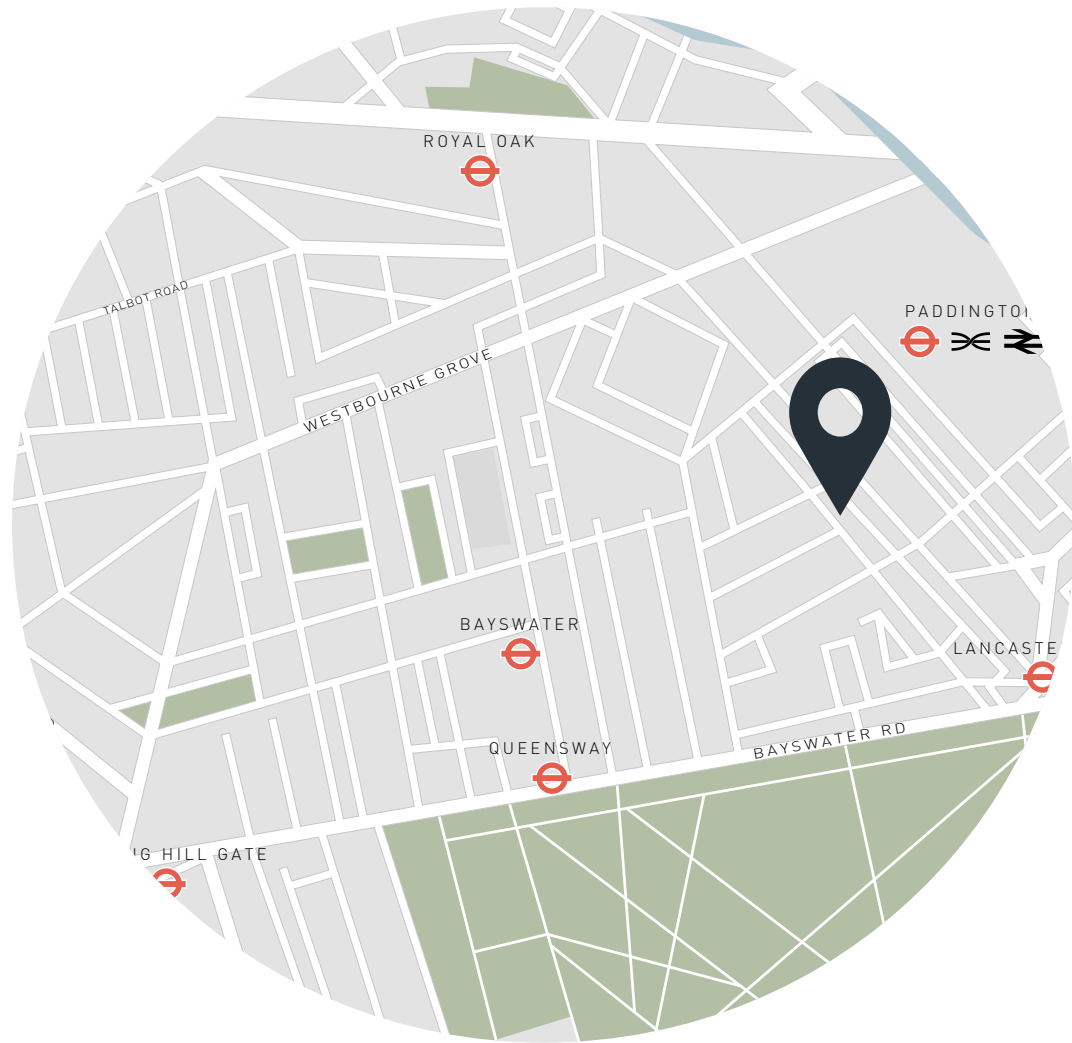
Approx. Gross Internal Area = 1271 sq ft / 118.1 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

Property Details

Grand dining and reception room
Galley kitchen
Private entrance
Principal bedroom suite with fitted storage
Guest bedroom with en suite shower
Utility space
Cloakroom
Communal garden access
City of Westminster

Approx. 1,271 sq ft / 118.1 sq m
EPC=D
Tenure: Leasehold
Lease Length: 991 years
Council Tax Band: G
Service charge: TBC
Ground Rent: TBC



Location

Built in the mid-1800s, Cleveland Square is one of London's most sought-after gated gardens. Bordered on three sides by mature trees, this peaceful space is a stone's throw from some of the area's best offerings. For relaxation, the Six Senses Spa at the nearby Whiteley's development will be the UK's first. For dining and retail therapy, head to Westbourne Grove. Enjoy brunch at Sunday in Brooklyn, then browse the rails at Reformation and Sézane. Round off the day with drinks at local favourite The Cleveland Arms. Paddington Station is also just five minutes from your front door, allowing for quick access to the city and beyond.

Paddington – 5 mins (Circle, District, Elizabeth, GWR, Hammersmith & City, Heathrow Express)

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