

Cleveland Street, Fitzrovia, W1T

Asking Price: £1,075,000

Benham & Reeves

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1 Bedroom (s) 1 Bathroom (s) Leasehold

A beautifully presented one bedroom, one bathroom apartment situated on the third floor of the prestigious 101 on Cleveland Street, a contemporary luxury development in the heart of Fitzrovia.

The apartment has been finished to an excellent specification throughout and spans approximately 539 square feet of living space, featuring a bright open-plan kitchen, dining, and reception area that creates an elegant, contemporary living space. The fully fitted Italian-designed kitchen incorporates Miele appliances, complemented by engineered oak chevron flooring, underfloor heating and comfort cooling. The well-proportioned bedroom benefits from fitted storage, while the bathroom is finished with high-quality contemporary materials and fittings.

Residents benefit from an impressive collection of amenities, including 24-hour concierge and security, a residents' gym and fitness studio, a sauna and steam room, a screening room, a private dining room, a business lounge, and landscaped podium gardens.

The development occupies a prime position in Fitzrovia, one of central London's most desirable and characterful neighbourhoods. The area offers an excellent selection of independent cafés, restaurants, boutiques and galleries, while Regent's Park, Oxford Street, Soho, Bloomsbury and the West End are all within easy reach. The property is also particularly well positioned for University College London and other leading educational institutions nearby.

Transport connections are excellent, with Great Portland Street approximately 0.2 miles away, Warren Street approximately 0.3 miles away and Goodge Street approximately 0.4 miles away. Tottenham Court Road is also approximately 0.7 miles away, providing access to the Elizabeth line in addition to Underground services.

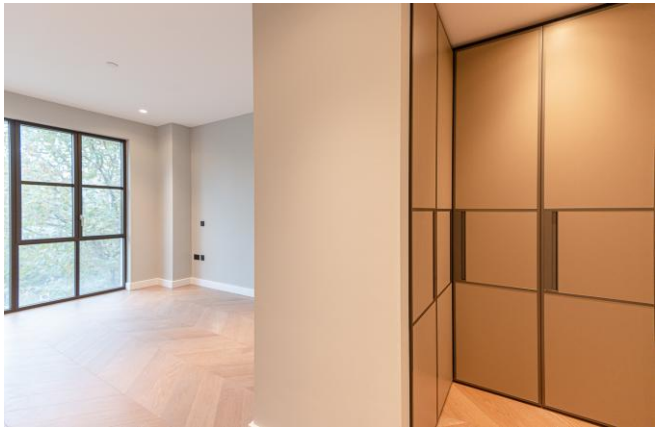






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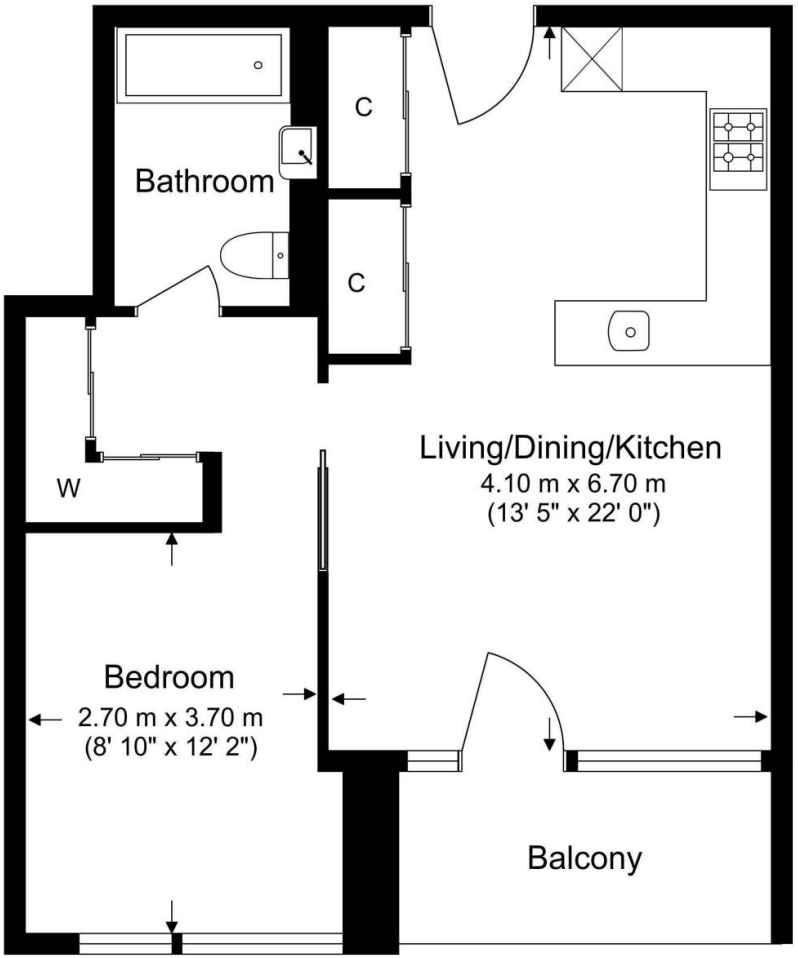
Property Features:

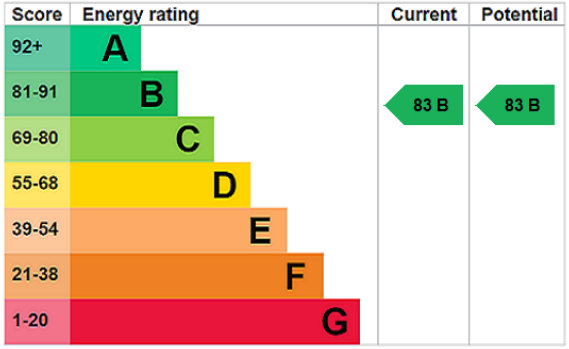
- One Bedroom
- One Bathroom
- 539 Square Feet (Approx.)
- Third Floor
- Podium Landscaped Gardens
- Concierge, Gym, Sauna
- Residents' Lounge, Cinema
- Goodge Street Station (0.5 miles)
- Warren Street Station (0.6 miles)
- Great Portland Street Station (0.8 miles)

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Total Gross Internal Area
50.1 Sq/m - 539 Sq/ft





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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,075,000
Tenure:	Leasehold Expires 08/04/2269 Approximately 242 Years Remaining
Ground Rent:	£350.00 (per annum) For the year 2026
Service Charge:	£8,213.03 (per annum) For the year 2026
Anticipated Rent:	£3,400.00 pcm Approx. 3.8% Yield

Viewings:

All viewings are by appointment only through our Hyde Park Office.

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