

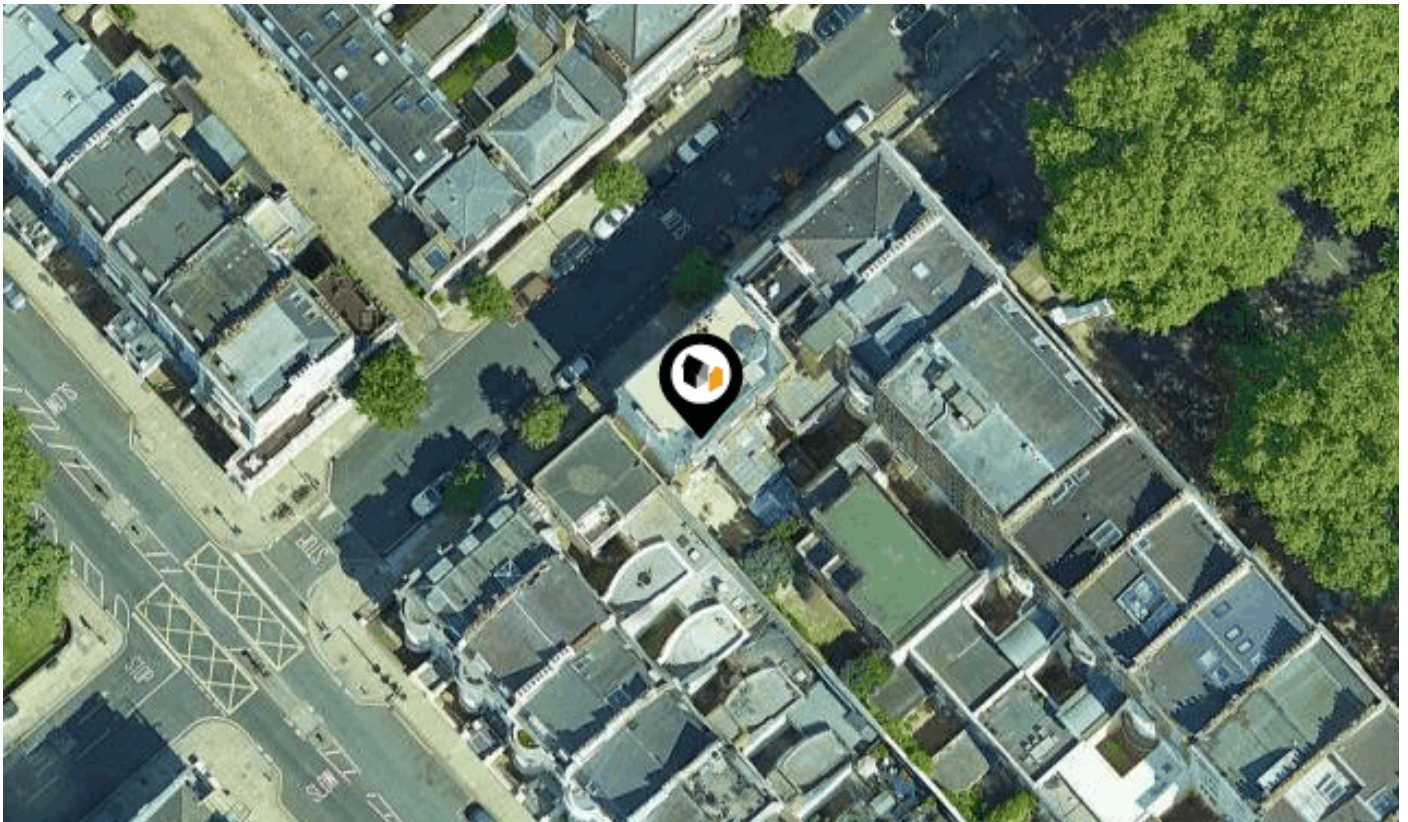


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# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 04<sup>th</sup> April 2024



## 25, CLEVELAND TERRACE, LONDON, W2

Rental Price pcm : £4,500

### Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

roger.collings@century21uk.com

www.century21uk.com



# Introduction

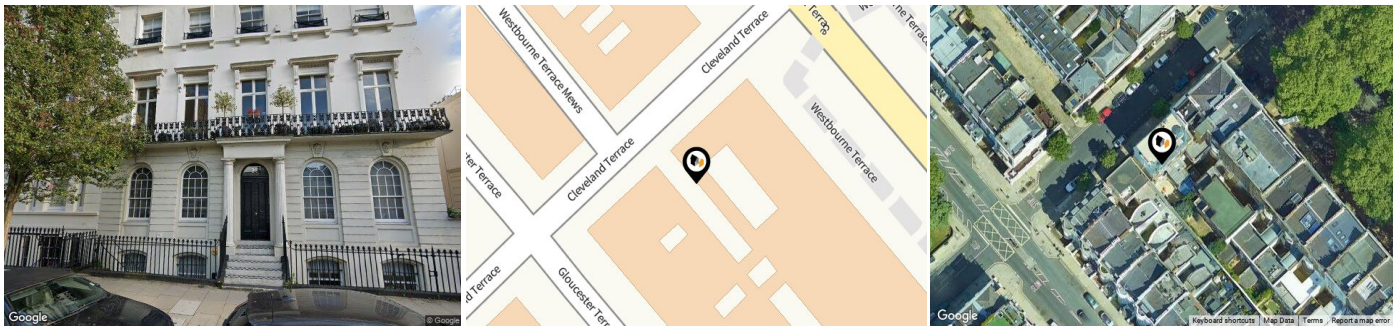
## Our Services



**Our Agency:** Century21  
**Your Agent:** Roger Collings  
**Agent Contact:** 020 7630 1099  
**Agent Email:** roger.collings@century21uk.com

Welcome to this stunning 2-bedroom, 2-bathroom apartment located at Cleveland Terrace, Paddington, London. This beautiful property offers a spacious and modern living space, perfect for those seeking a comfortable and stylish home. Upon entering, you will be greeted by a generously sized living area, providing ample space for relaxation and entertainment. The apartment boasts a well-equipped kitchen, complete with modern appliances and plenty of storage space. The two bedrooms offer a peaceful retreat, with ample natural light and built-in wardrobes for all your storage needs. The master bedroom features an ensuite bathroom, adding a touch of luxury to your daily routine. Additionally, there is another bathroom, ensuring convenience for both residents and guests. With a building area of 1000sqft, this apartment offers plenty of room for comfortable living. The property also features a bathtub, allowing you to unwind and relax after a long day. Located in the highly sought-after area of Paddington, this apartment is surrounded by a vibrant community and offers easy access to a wide range of amenities. Enjoy the convenience of nearby shops, restaurants, and cafes, as well as excellent transport links, including Paddington Station. The monthly rental price for this exceptional apartment is £4,500. Don't miss the opportunity to make this stunning property your new home. Contact us today to arrange a viewing and secure this fantastic lease opportunity. Available 25th April 2024

# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold £/ft<sup>2</sup>:</b>	£720
<b>Bedrooms:</b>	2	<b>Market Appraisal:</b>	TBC
<b>Floor Area:</b>	957 ft <sup>2</sup> / 89 m <sup>2</sup>	<b>Rental Price pcm:</b>	£4,500
<b>Year Built :</b>	1900-1929	<b>Yield:</b>	(-)%
<b>Council Tax :</b>	Band F		
<b>UPRN:</b>	10033562851		

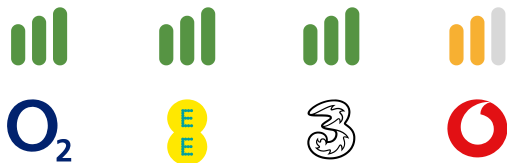
## Local Area

<b>Local Authority:</b>	City of westminster
<b>Conservation Area:</b>	Bayswater
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



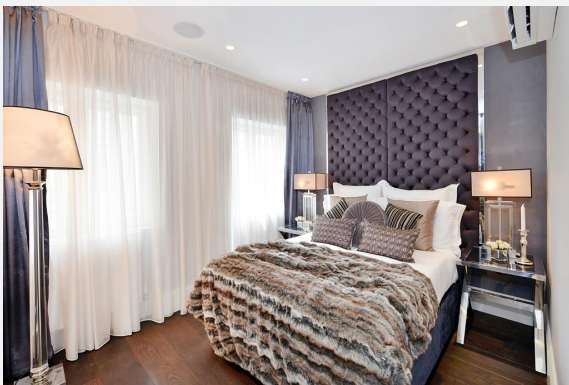
### Satellite/Fibre TV Availability:



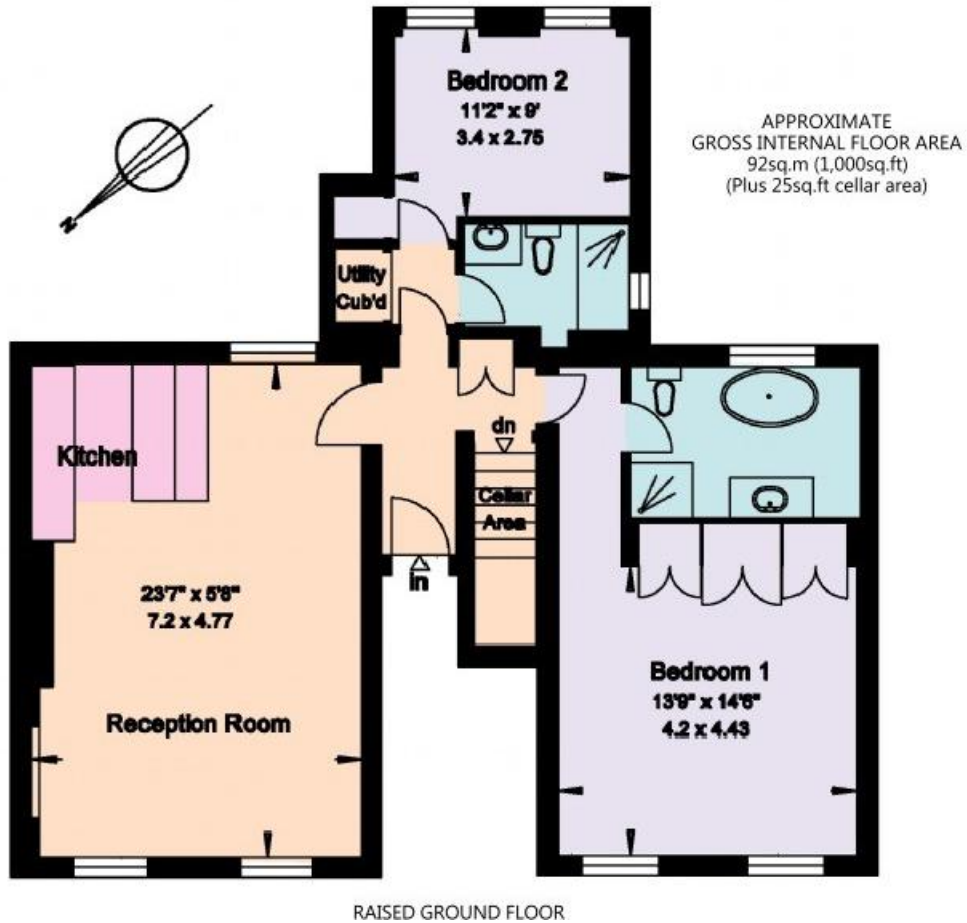
# Gallery Photos

21

CENTURY 21  
London Central



25, CLEVELAND TERRACE, LONDON, W2



# Property EPC - Certificate



25 Cleveland Terrace, W2

Energy rating

**C**

Valid until 19.02.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	69   c	77   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

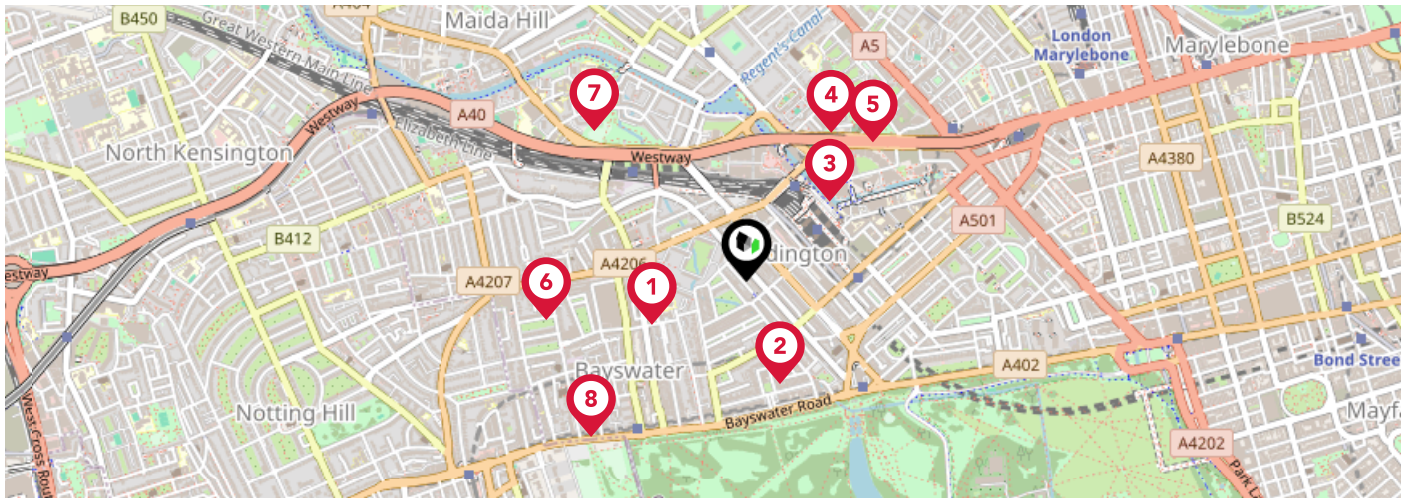
## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	Ground
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 96% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	89 m <sup>2</sup>

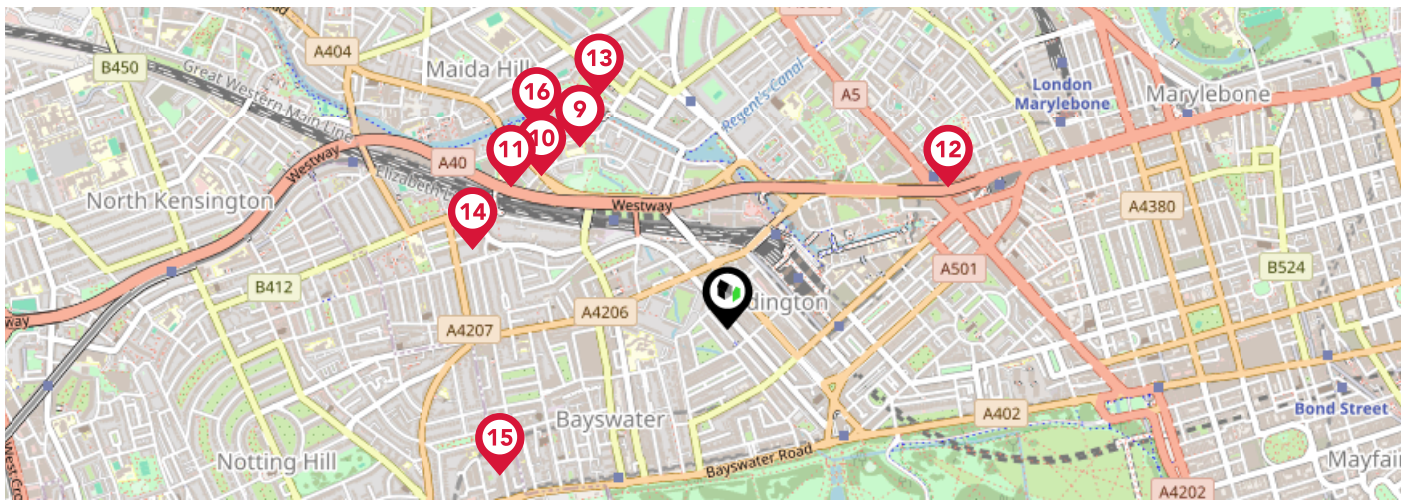
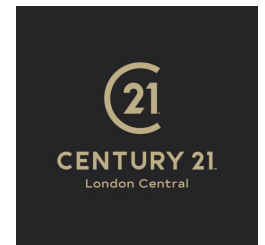
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hallfield Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St James &amp; St John Church of England Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Marylebone Boys' School</b> Ofsted Rating: Good   Pupils: 617   Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>L'Ecole Bilingue Elementaire</b> Ofsted Rating: Outstanding   Pupils: 123   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>United Colleges Group</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>College Park School</b> Ofsted Rating: Good   Pupils: 103   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Edward Wilson Primary School</b> Ofsted Rating: Good   Pupils: 357   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Kensington Park School</b> Ofsted Rating: Not Rated   Pupils: 166   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

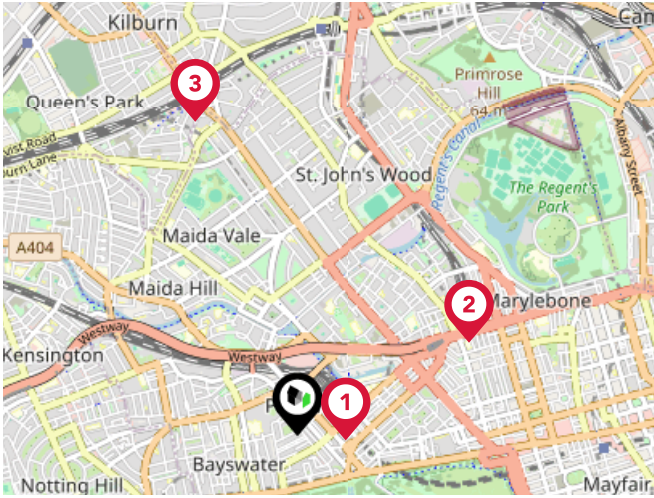


# Area Schools



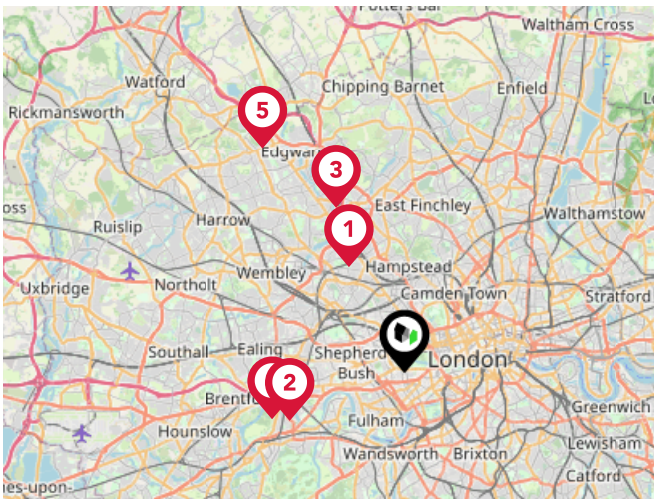
		Nursery	Primary	Secondary	College	Private
	<b>St Mary Magdalene CofE Primary School</b> Ofsted Rating: Good   Pupils: 170   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady of Dolours Catholic Primary</b> Ofsted Rating: Good   Pupils: 201   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westminster Academy</b> Ofsted Rating: Outstanding   Pupils: 1139   Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ark King Solomon Academy</b> Ofsted Rating: Outstanding   Pupils: 1127   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Saviour's CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 220   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Stephen's CofE Primary School</b> Ofsted Rating: Good   Pupils: 149   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pembridge Hall School</b> Ofsted Rating: Not Rated   Pupils: 415   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ark Atwood Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 446   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



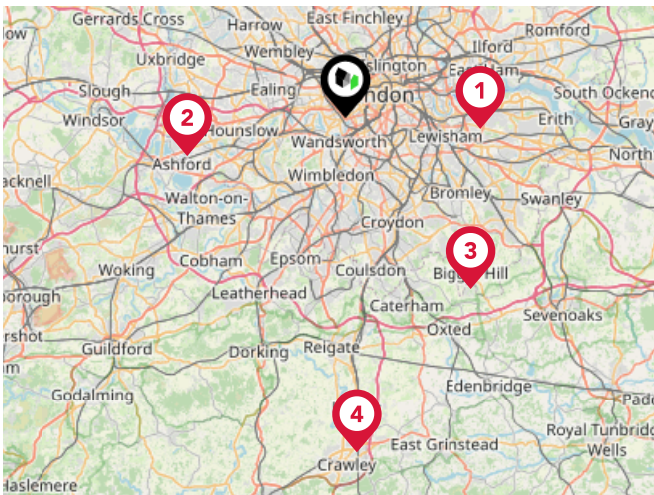
## National Rail Stations

Pin	Name	Distance
1	London Paddington Rail Station	0.22 miles
2	London Marylebone Rail Station	0.9 miles
3	Kilburn High Road Rail Station	1.52 miles



## Trunk Roads/Motorways

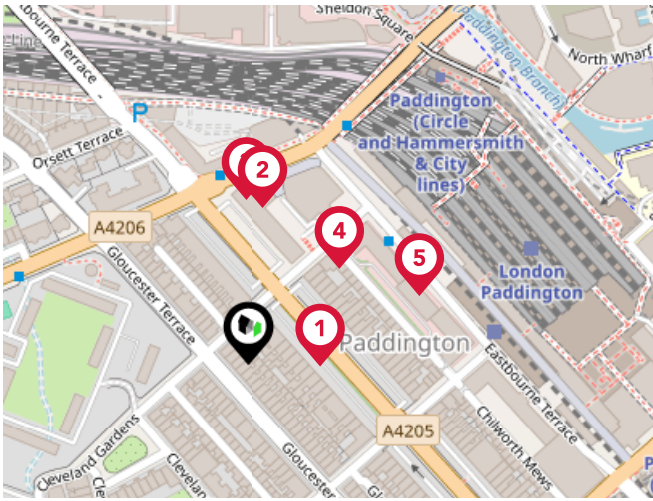
Pin	Name	Distance
1	M1 J1	4.44 miles
2	M4 J1	4.62 miles
3	M1 J2	6.61 miles
4	M4 J2	5.22 miles
5	M1 J4	9.78 miles



## Airports/Helipads

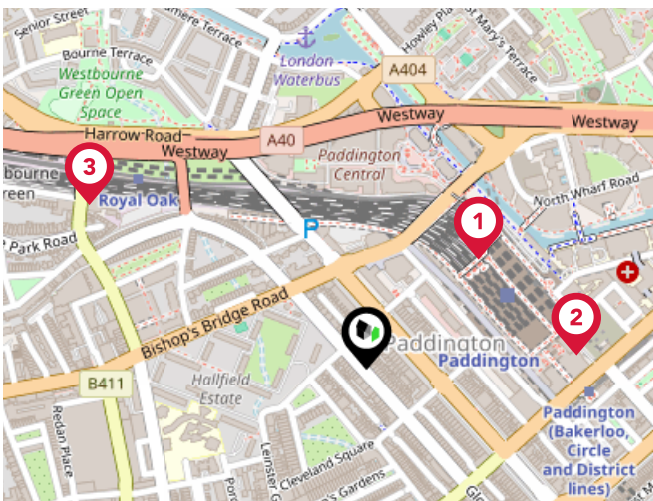
Pin	Name	Distance
1	London City Airport	10 miles
2	London Heathrow Airport	12.05 miles
3	Biggin Hill Airport	15.72 miles
4	London Gatwick Airport	24.89 miles

# Area Transport (Local)



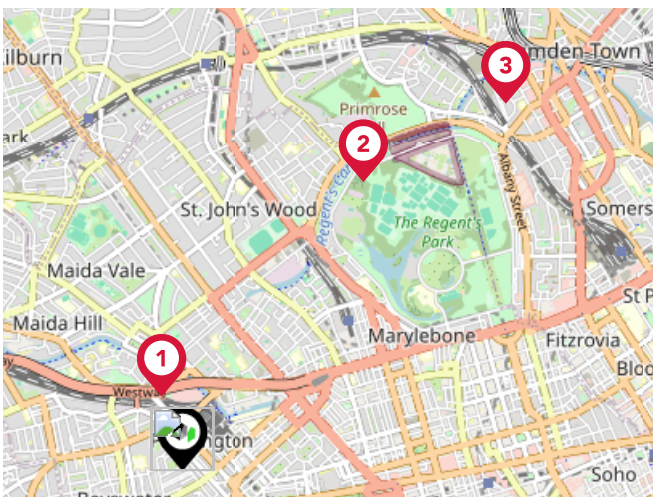
## Bus Stops/Stations

Pin	Name	Distance
1	Westbourne Terrace	0.04 miles
2	Westbourne Terrace	0.09 miles
3	Bishops Bridge Road Westbourne Terrace	0.1 miles
4	Cleveland Terrace	0.08 miles
5	Paddington Station Eastbourne Terrace	0.11 miles



## Local Connections

Pin	Name	Distance
1	Paddington (H&C Line)- Underground	0.18 miles
2	Paddington Underground Station	0.24 miles
3	Royal Oak Underground Station	0.37 miles



## Ferry Terminals

Pin	Name	Distance
1	Little Venice Waterbus Stop	0.35 miles
2	London Zoo Waterbus Stop	1.57 miles
3	Camden Lock Waterbus	2.26 miles



## Century21

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GIVING 121% - DEFYING MEDIOCRITY

The CENTURY 21® brand has the scale and the reputation to lead the real estate industry into the future. While others focus on simply facilitating a transaction, CENTURY 21® Agents believe in the value of delivering extraordinary experiences by defying mediocrity and always giving you 121%.



## Roger Collings

---

57 years in Real Estate:

Few can rival Roger's industry and market knowledge having been at the forefront of the housing market for close to six decades. In 1965 training as a surveyor before becoming a real estate agent, his wealth of property experience has been a valuable asset to both his clients and agents he has mentored.

While Roger manages property transactions on a Global scale and across London, he specialises in residential property sales and lettings in Westminster, Pimlico, St. James, Chelsea, Mayfair and Knightsbridge. Having lived and worked in Westminster/Victoria for many years, Roger is well versed with the local market and the area's unique influences and target audiences.



## Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

## Testimonial 2

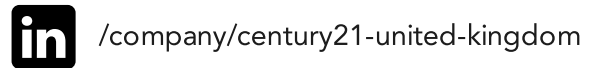
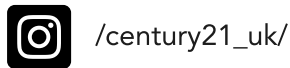


My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

## Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



# Century21 Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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Valuation Office  
Agency

