



BEAUTIFUL MODERN APARTMENT IN PRIME WESTMINSTER NEW DEVELOPMENT

WELLINGTON HOUSE, 70 BUCKINGHAM GATE, LONDON, SW1E 6AL

Furnished, £625 pw (£2708.30 pm) + £276 inc VAT tenancy paperwork fee and other charges apply.*

Available 08/09/2019



BEAUTIFUL MODERN APARTMENT IN PRIME WESTMINSTER NEW

WELLINGTON HOUSE, BUCKINGHAM
GATE, LONDON, SW1E 6AL

£625 per week Furnished

Impressive modern apartment • Double bedroom (with built in storage) • Open plan kitchen (Gaggenau appliances) • Wooden floor in reception • Bathroom • Lift • 593 sq ft • Concierge (24/7) • Excellent transport links • St James Park station approx 0.2 miles

• EPC Rating = B • Council Tax = F

Situation

Wellington House is a highly desirable residential development in the heart of Westminster which was completed in 2012. Located to the south of St James's Park and to the East of Victoria, the property is within reach of the many amenities, restaurants and shops of Victoria, St James, Mayfair and Westminster.

Local parklands include: St James's Park (approx) 0.2 miles.

Transport Links include:

Circle & District Lines (St James's Park): approx 0.2 miles
Victoria and mainline rail services (Victoria): approx 0.3 miles

Jubilee Line (Westminster): approx 0.6 miles

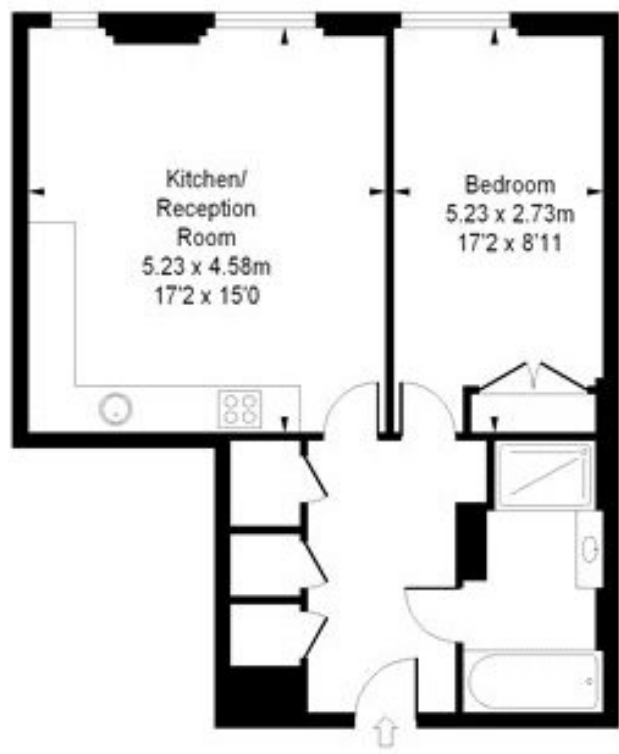
Description

This is a beautiful double bedroom, 2nd floor contemporary apartment. The property is fully furnished and comprises: double bedroom, reception (with wooden floor), open plan kitchen and bathroom.

The living experience in Wellington House is best described as one of relaxed exclusivity. The apartments feature everything from state-of-the-art lighting, audio-visual and temperature control technology to sumptuous natural materials and elegant fittings. The development is further enhanced by a 24/7 concierge.



Wellington House,
Buckingham Gate, SW1E 6AL
Approximate Gross Internal Area
593 sq ft / 55.05 sq m



Second Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

FLOORPLANS

Gross internal area: 593 sq ft, 55.1 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £276 (inc VAT). £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.** 20150722MTPH

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