Wonderful modern duplex penthouse apartment within renowned development.

Wellington House, 70 Buckingham Gate, Westminster, London, SW1E

£3,500,000 Leasehold

savills

Modern Duplex Penthouse Apartment • Three bedrooms, open plan reception, dining and kitchen • Excellent private roof terrace • Close to St James' Park and Victoria and historic Westminster • Ideal regular home or substantial pied a terre

Local Information

Wellington House corners Buckingham Gate and Petty France, near St James Park and close to the Wellington Barracks and Taj Hotel.

This is an exceptionally convenient location for access to Prime Central London, with close proximity to the world renowned and iconic local landmarks, including Buckingham Palace, St James' Park, Westminster Abbey and the Houses of Parliament.

Victoria and Westminster in recent years has benefitted from a substantial and ongoing redevelopment, becoming a hub for fashion and food, with restaurants from Michelin starred chefs such as Michel Roux Jnr, Tom Kerridge, Jason Atherton, and Andrew Wong, to The Ivy and an array of cafes and boutiques in Cardinal Place and at Nova.

Coupled with the extensive historic and cultural amenities ranging from the Tate Britain Gallery to Victoria Palace Theatre there are also contemporary venues such as a Curzon cinema, and Andrew Lloyd Webber's 'Other' Palace, this is a thriving location with an exceptional lifestyle offer for local residents.

Finally this is a location renowned for its transport connections. With Victoria Station providing mainline network services including the Gatwick Express; Local underground services are also convenient with the Victoria Line at Victoria Station, District and Circle Line at St James' Park and Jubilee Line at Westminster Station.

About this property

This is a wonderful modern duplex penthouse apartment within renowned development that was completed by Land Securities in 2012.

Arranged over eighth and ninth floors this apartment is very well presented with a contemporary style and high specification including comfort cooling, integrated home management for lighting and AV systems, and Gaggenau kitchens appliances.

Accommodation briefly comprises three bedrooms, two bathrooms (one is en suite for the master bedroom), an open plan reception room, dining and kitchen, and a private roof terrace which is East/south-east facing. There is also a useful balcony extending across the width of the reception and kitchen area.

Wellington House is renowned locally for its dedicated concierge team, operating 24 hours, and there are also two passenger lifts serving all floors.

Tenure
Leasehold – 990 years approximately remaining

Local Authority
City Of Westminster

Energy Performance
EPC Rating = C

Service Charge
£15,000 per annum circa

Ground Rent
£313 per annum

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Westminster & Pimlico Office.
Telephone:
+44 (0) 203 430 6860.

TOMATO

Wellington House, 70 Buckingham Gate, Westminster, London, SW1E
Gross Internal Area 1662 sq ft, 154.4 m²

Sales
Westminster & Pimlico
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Approximate Area = 154.4 sq m / 1662 sq ft
For identification only. Not to scale.
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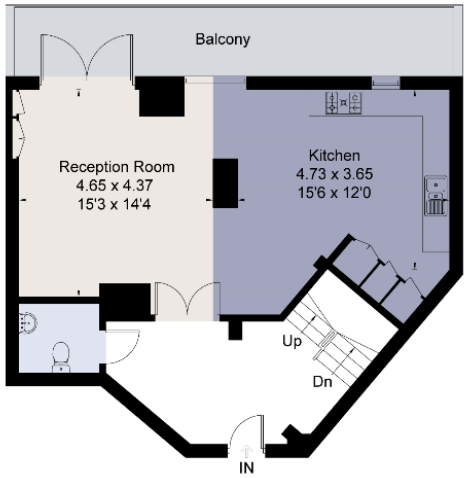
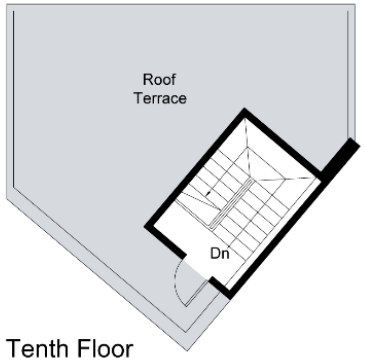
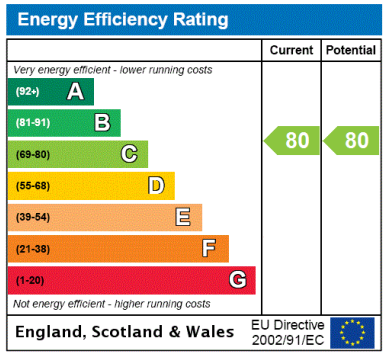
Eight Floor



Ninth Floor



Tenth Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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