



Beautiful two bedroom flat in popular building near St. James's Park.

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

£1,300,000 Leasehold (990 years remaining)



Contemporary fourth floor apartment • two bedrooms • two bathrooms (one en suite) • Fully fitted kitchen (Gaggenau appliances) • 932 sq ft • Lift • 24/7 Concierge • Comfort Cooling • Under floor heating • Please note- some dressings in some images have been virtually staged using the floor plan dimensions

### Local Information

Wellington House corners Buckingham Gate and Petty France, sitting opposite the iconic Taj Hotel and near the Wellington Barracks.

This is an exceptionally convenient location for access to Prime Central London, with close proximity to the world renowned landmarks, including Buckingham Palace, St James's 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.

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 beautiful two bedroom, sixth floor apartment of over 932 sq ft. The apartment features two bathrooms (one en suite), a high quality contemporary kitchen, wooden floors and good built-in storage.

The specification throughout this building is renowned, with benefits to all apartments including comfort cooling, integrated AV and lighting systems, underfloor heating and attractive hardwood and stone finishing as well as Gaggenau appliances.

The building enjoys a dedicated 24 hour concierge team and passenger lifts to all floors.

In our opinion this property will appeal greatly to buyers looking for a regular home or pied a terre as well as potential investors too.

### Tenure

Leasehold(990 years remaining)

### Energy Performance

EPC Rating = B

### Viewing

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







**Wellington House, 70 Buckingham Gate, London, SW1E**  
**Gross Internal Area** 932 sq ft, 86.6 m<sup>2</sup>  
**Service Charge** circa £6,300 per annum  
**Ground Rent** £500 per annum  
**Local Authority** City of Westminster

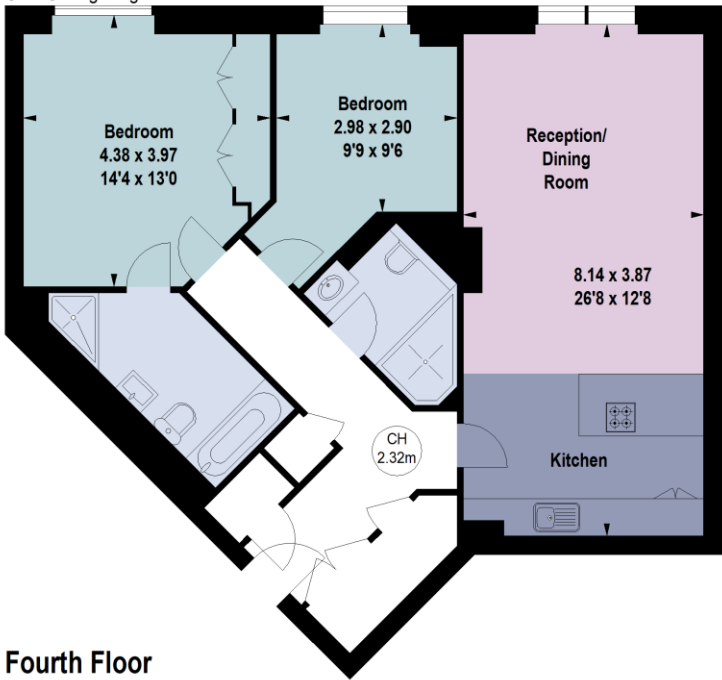
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**Laura Wilcox-Chandley**  
Westminster & Pimlico  
**+44 (0) 203 430 6860**  
laura.wilcoxchandley@savills.com

**Wellington House,  
Buckingham Gate, SW1E**

**Gross internal area (approx)** 86.58 sq m / 932 sq ft


Key :  
CH - Ceiling Height



**Fourth Floor**

**For Identification Only. Not To Scale.**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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