



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 m²

Service Charge circa £6,300 per annum

Ground Rent £500 per annum

Local Authority City of Westminster

Laura Wilcox-Chandley

Westminster & Pimlico

+44 (0) 203 430 6860

laura.wilcoxchandley@savills.com



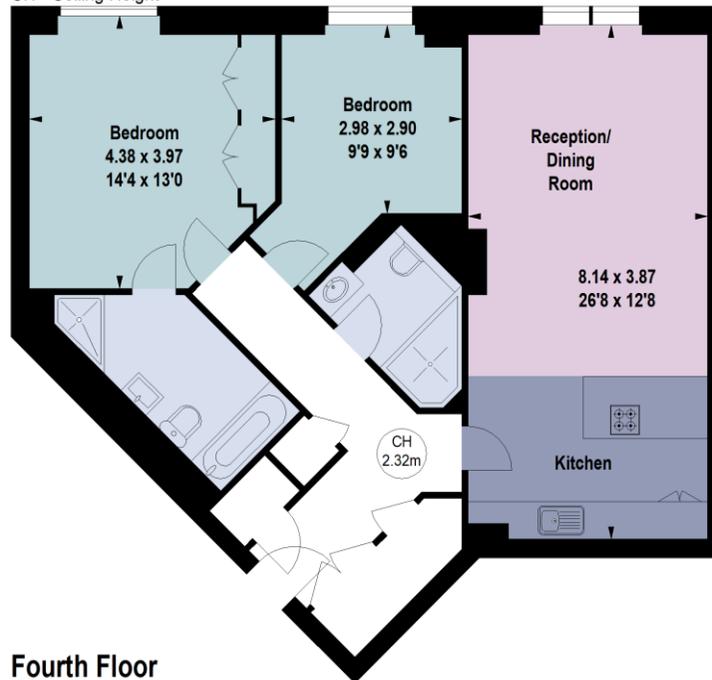
savills

savills.co.uk

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.

© Click London Limited

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	83	83
(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	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20211207LACE

