



Bright two bedroom apartment on the sixth floor in popular development close to St. James's Park

Wellington House, 70 Buckingham Gate, St James's Park, London, SW1E

Guide Price £1,375,000 Leasehold



Contemporary sixth floor apartment • two bedrooms • two bathrooms (1 en suite) • Fully fitted kitchen (Gaggenau appliances) • 958 sq ft • Balcony • Lift • 24/7 Concierge • Comfort Cooling • Under floor heating

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.

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. St. James's Park Underground - approx 0.1 mile. Victoria Station - approx 0.8 mile

About this property

This is a beautiful two bedroom, sixth floor apartment of over 950 sq ft. The apartment features two bathrooms (one en suite), a high quality contemporary kitchen, balcony, 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

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, St James's Park, London, SW1E
Gross Internal Area 958 sq ft, 89 m²

Service Charge -
Ground Rent -
EPC Rating - B


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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

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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