

WELLINGTON HOUSE - SW1

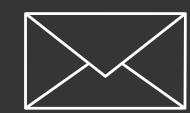
Asking Price £2,300,000



WELLINGTON HOUSE - SW1

The perfect city home.

Luxury, convenience and every imaginable amenity,
all within easy reach.



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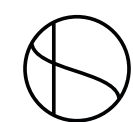


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WELLINGTON HOUSE - SW1

KITCHEN/ RECEPTION/ DINING



WELLINGTON HOUSE - SW1



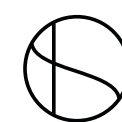
Built in 2012, Wellington House is a highly desirable apartment building located immediately south of St James's Park. A 24-hour concierge service, secure underground parking, a south facing balcony, Crestron home control system and air conditioning make this an incredibly comfortable and convenient central London home.

For sale; a fifth floor lateral apartment extending to 1,321 square feet. 2-3 bedrooms, two bathrooms, and a dual aspect kitchen, reception and dining room, providing access to a south facing covered balcony.

St James's Park and Victoria Underground Stations and Victoria Overground Station provide easy access to London and the UK beyond, including Gatwick Airport in just over 30 minutes.

Bordered by St James's Park to the north, Belgravia to the west and Westminster to the south, the apartment is perfectly located for the best of what London has to offer - Michelin starred restaurants, places of historical interest and the River Thames.

Some of London's best open spaces, St James's Park and Hyde Park are within close proximity - just over 400m and 1.3km respectively - perfect for leisurely walks or peaceful moments of relaxation.



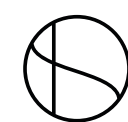
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KITCHEN



DINING AREA LEADING TO STUDY/ BEDROOM 3



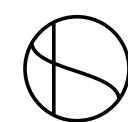
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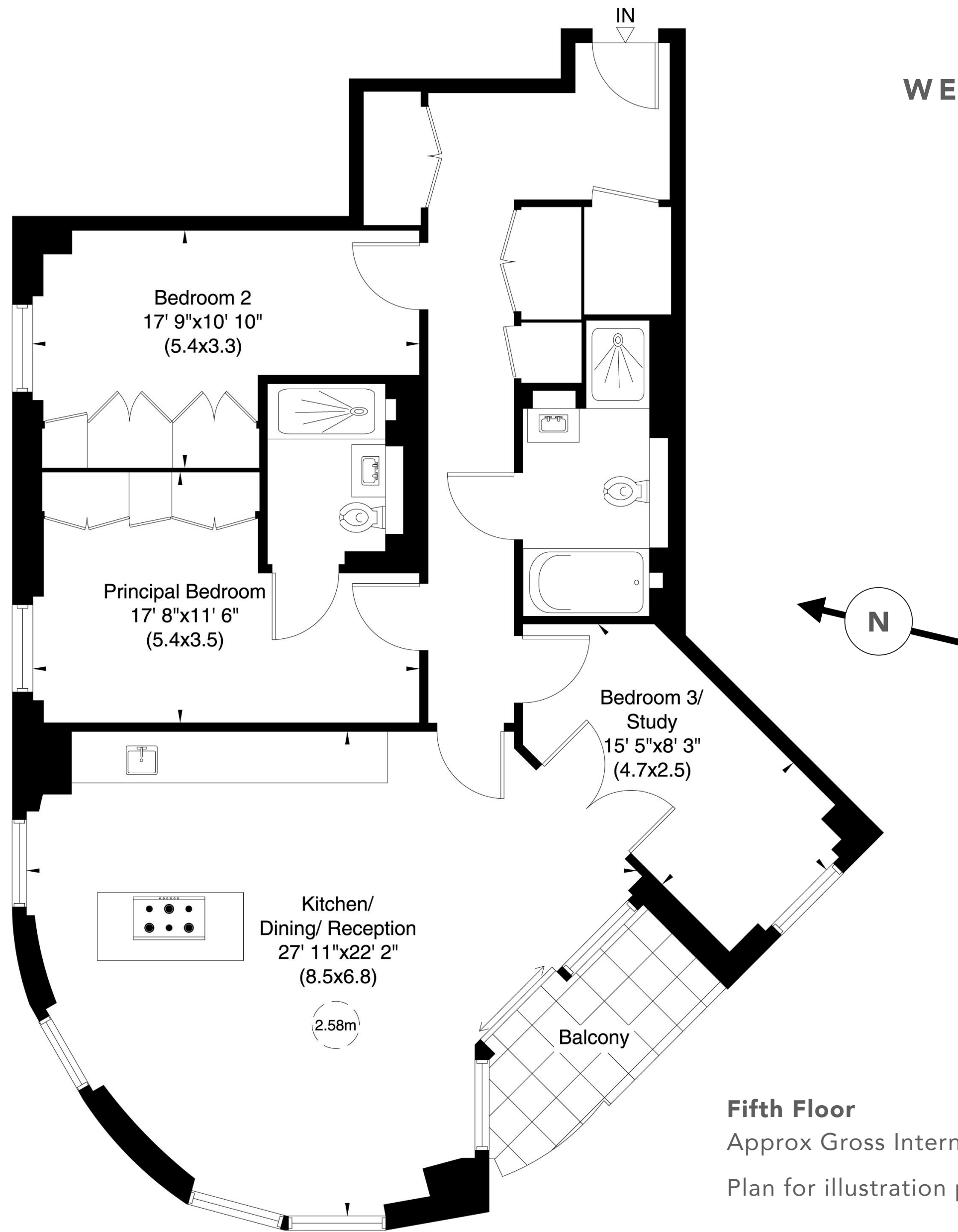
EN-SUITE SHOWER ROOM



PRINCIPAL BEDROOM



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Accommodation

- Principal bedroom suite with en-shower room
- Bedroom 2
- Family bathroom w/ separate shower
- Bedroom 3/ Study
- Kitchen/ dining/ reception room

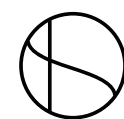
Amenities

- South facing balcony
- 24-hour concierge
- Secure underground parking for one car
- Passenger lift
- Crestron home automation system with integrated ceiling speakers
- Air conditioning

Fifth Floor

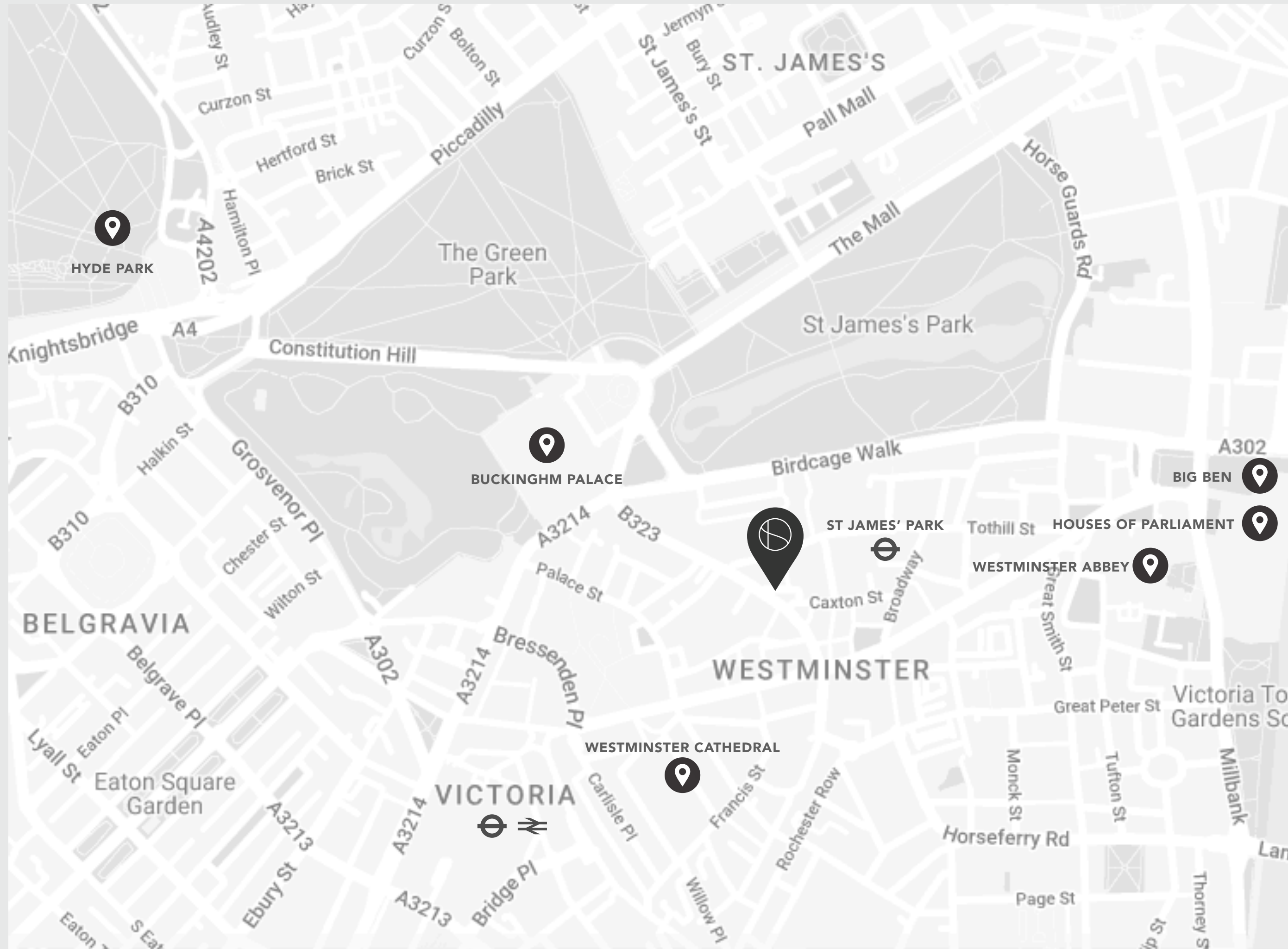
Approx Gross Internal Area **1321 Sq Ft** (123 Sq M)

Plan for illustration purposes only. Not to scale.



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Local Area



Terms

- **Tenure:** Leasehold
- **Length of lease:** Approximately 987 years remaining
- **Annual ground rent:** TBC
- **Annual service charge amount:** Approximately £15,000
- **Council Tax band:** H

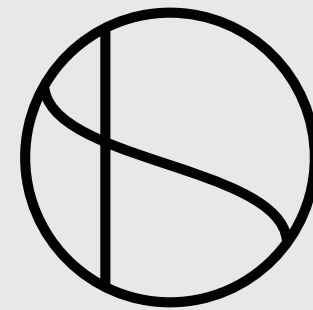
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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