

Exceptional duplex penthouse on 11-12 floors
Cleland House, Westminster, London SW1

£3,195,000



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A truly exceptional two bedroom Duplex Penthouse of approx. 1313 (122.1 sq.M) on 11th and 12th floor of this wonderful new development by Berkeley Homes in the heart of Westminster SW1.

This spacious apartment further benefits from a triple aspect open plan reception room with access to a private terrace, a contemporary fully fitted kitchen, two spacious bedrooms with direct access to the private terrace and luxury en-suite bathrooms, guest cloak room and storage.

Residents will benefit from on-site amenities such as 24 hour concierge, a health spa with swimming pool and fitness centre and beautiful landscaped gardens.

Completion - Q4 2016.

Living / Dining - 31' 10" x 15' 5" (9.72m x 4.72m)

Kitchen - 11' 7" x 9' 0" (3.55m x 2.75m)

Bedroom 1 - 12' 0" x 12' 8" (3.65m x 3.86m)

Bedroom 2 - 11' 7" x 10' 4" (3.55m x 3.16m)

Anticipated Service charge £7,750 per annum

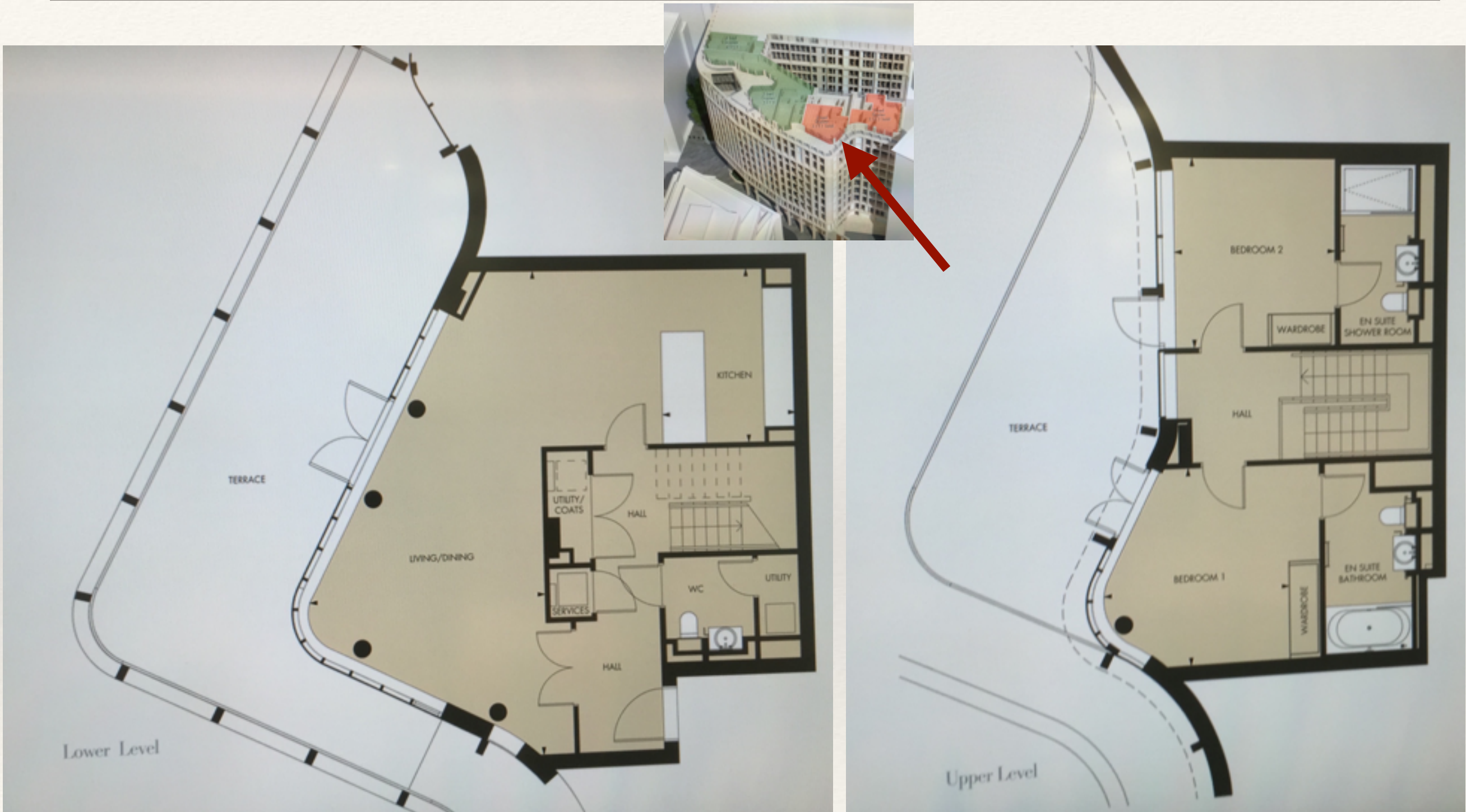
Ground rent £1,250 per annum

Leasehold 999 years

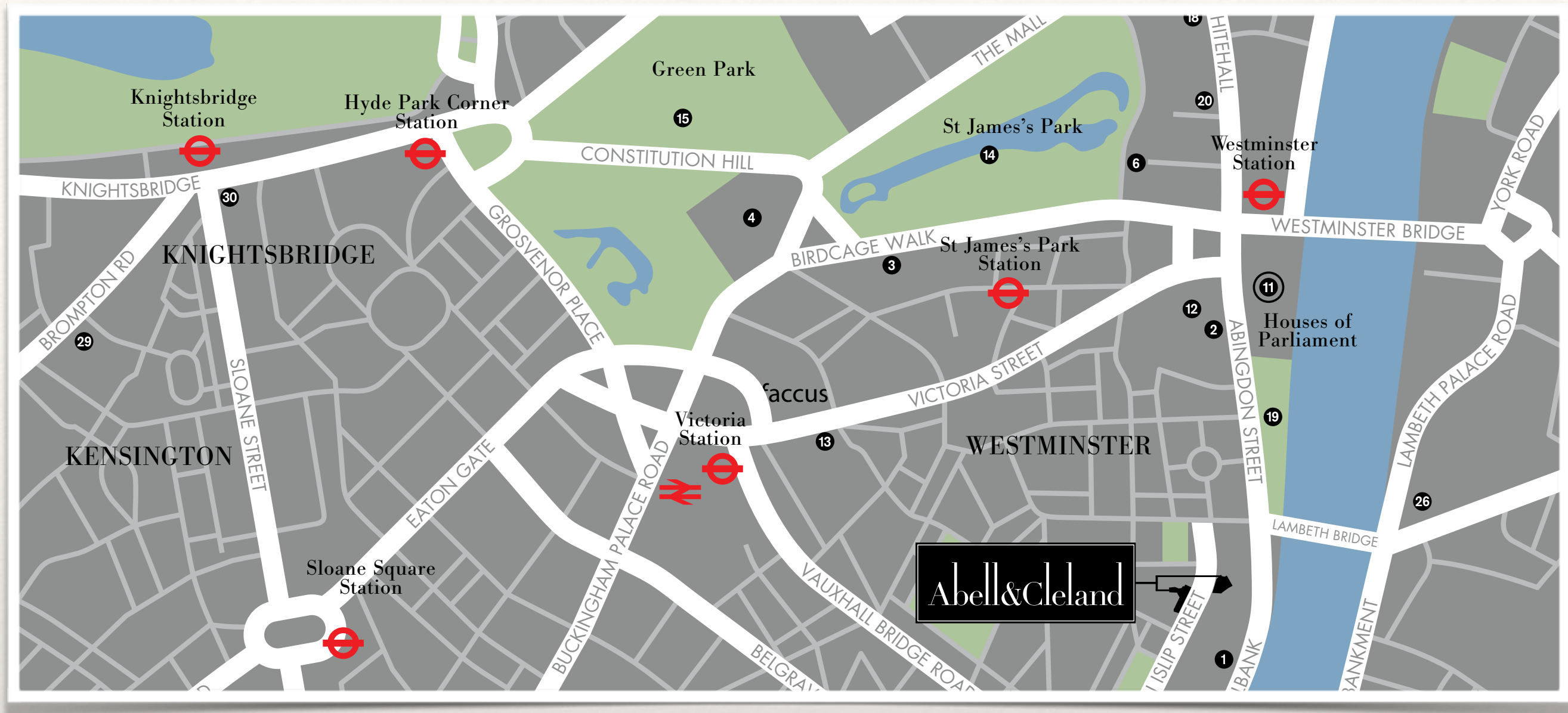


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Building	Unit	Level	Beds	Ft2	m2	Outside	Aspect	Parking	Price
Cleland	3.11.1	11-12	2	1313	122	2 Terraces	Triple	Included	£3,195,000



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Cleland House is within walking distance to the shopping facilities of Victoria Street as well as the excellent transport services of Westminster and Pimlico as well as The River Thames, Houses of Parliament and Tate Gallery which are all on the door step.

Nearest tube stations - Westminster, Pimlico, St James's Park, Victoria.

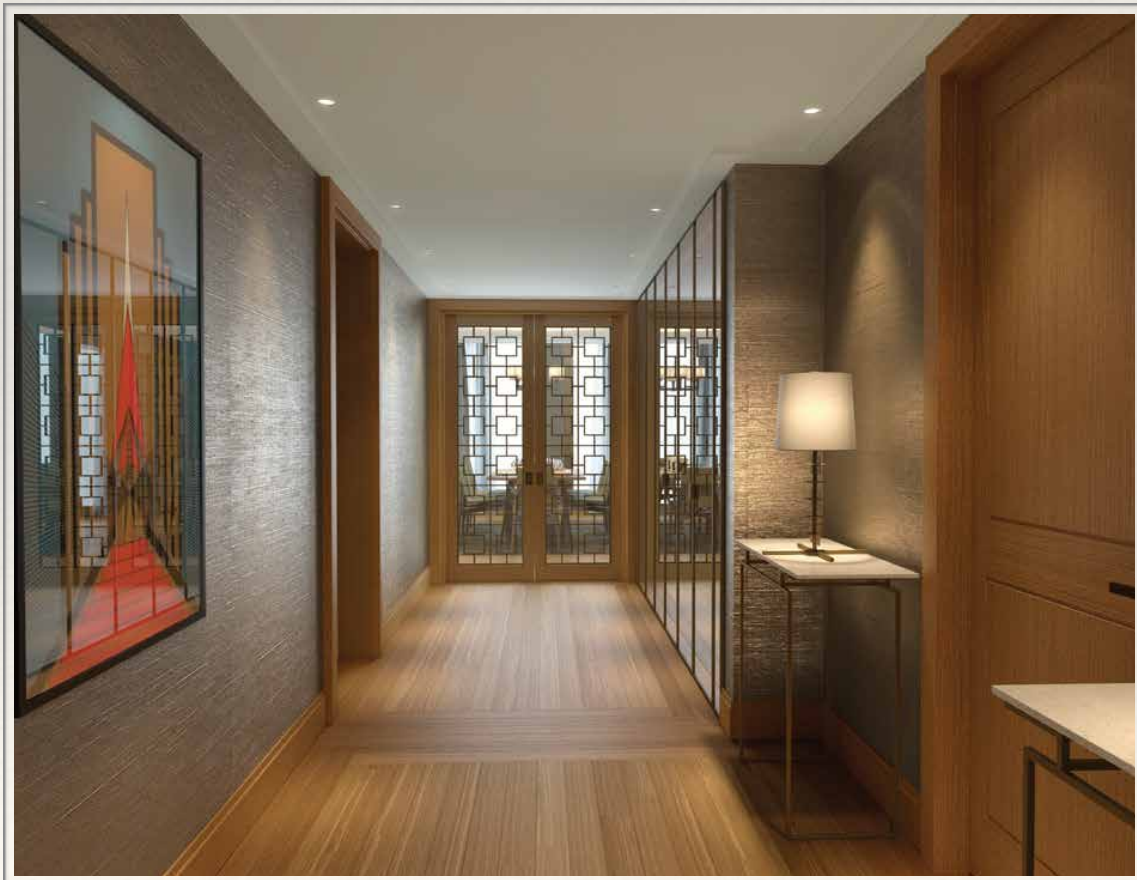
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