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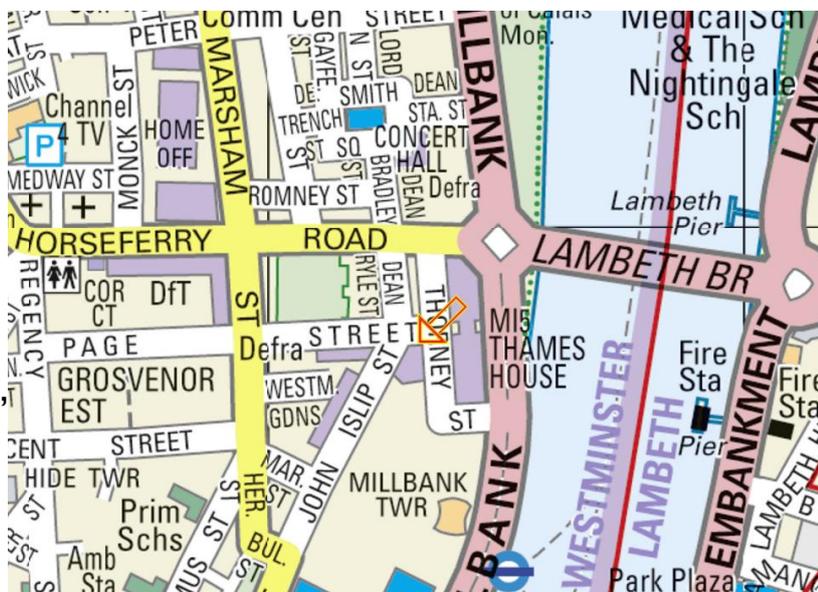


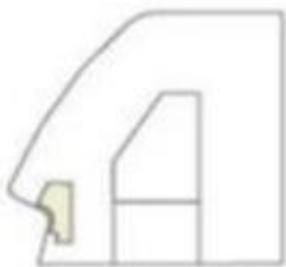
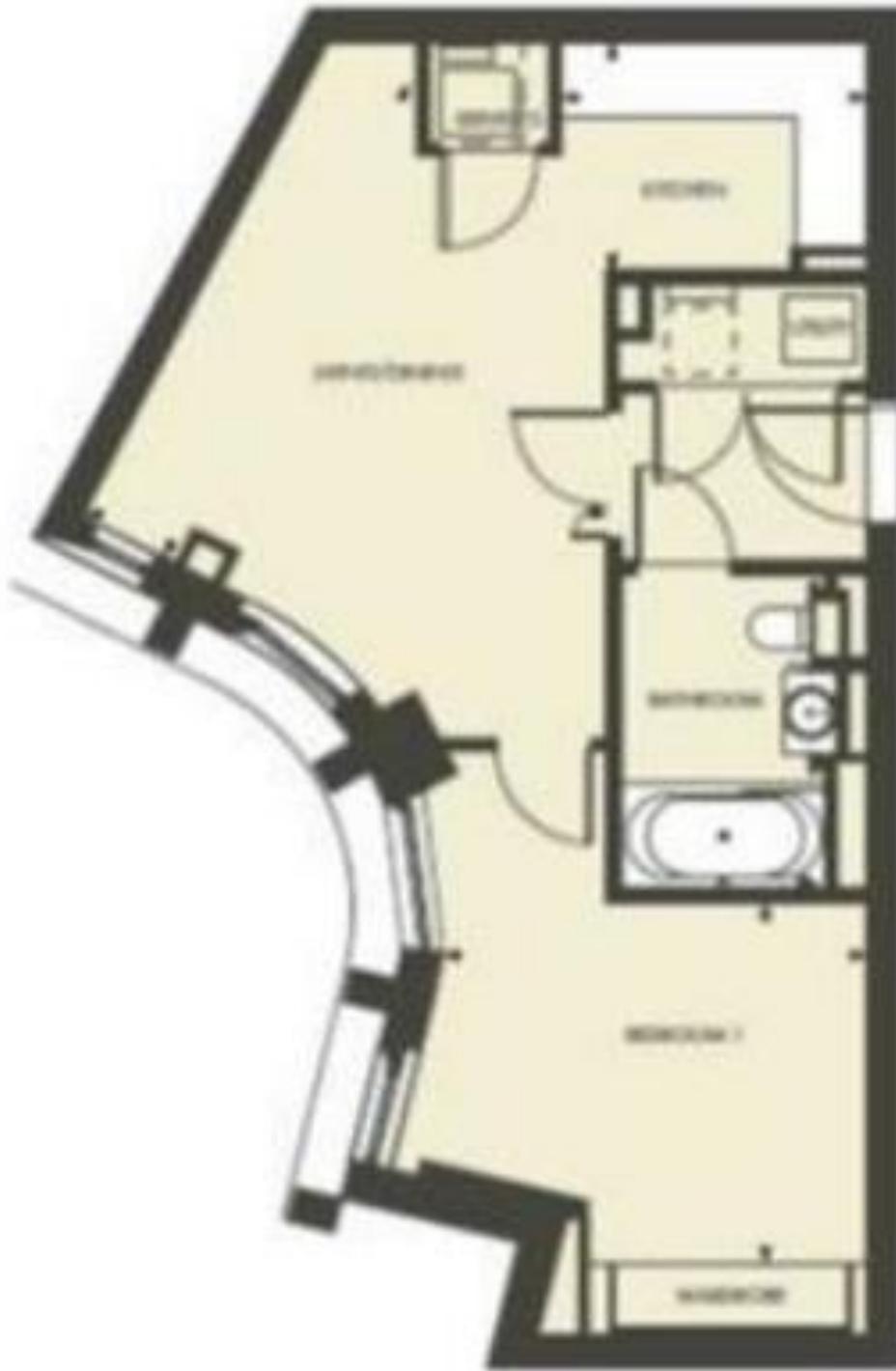
Cleland House, Westminster, SW1P 4LN

PRICE: £1,100,000

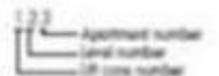


We are delighted to present to market this luxurious, one bedroom ninth floor flat in one of London's most popular and sought-after postcodes -- Westminster. The flat features one bedroom, one bathroom, a kitchen and a spacious reception room. The property has been designed using stone, metal & wooded materials and bronze finishing throughout. Bedrooms benefit from plush carpeting, soft lighting and impressive glazing, with abundance of natural light. Individually designed and high-specification kitchen is fully equipped with highest quality appliances. In contrast to the historical monuments that Westminster hosts, this extremely stylish flat offers all of the lush comforts of a dream home. Destined to be one of London's premier addresses, Cleland House has the best of everything: from Trafalgar Square's museums and galleries to spectacular nightlife in the form of theatres and fine dining: Westminster alone has 36 Michelin starred restaurants. Situated in the nation's cultural heartland, this outstanding flat is reflective of the style and luxury expected in a highly desirable building. Facilities include 24 hour concierge, sauna, gym, pool and a Business suite.





Living/Dining	15' 0" x 15' 5"	4586mm x 4700mm
Kitchen	8' 8" x 6' 7"	2661mm x 2020mm
Bedroom	12' 2" x 10' 5"	3708mm x 3187mm
Total area	571 sq ft	53 sq m



◀ ▶ Depth measurement points

Floor plans shown are for approximate measurements only and are not to scale. Load layout and size may vary. All measurements may vary within a tolerance of 2%.

Awaiting EPC

PLEASE NOTE : All property measurements are approximate and have been taken with electronic distance measuring tool into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchaser, who should satisfy themselves by inspection or otherwise. No responsibility can be accepted for any loss of expenses incurred in viewing. Services, heating appliances, any security system and drain systems have not been tested. Particulars of the tenure, Freehold or Leasehold and Ground Rent, Service/Maintenance Charges are All SUBJECT TO CONFIRMATION by the vendor's Conveyances. Internal photographs are reproduced for general information and it must not be inferred that any item shown therein is included with the property