

WELLINGTON HOUSE - SW1

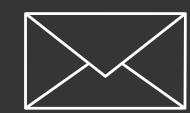
Asking Price £2,095,000



WELLINGTON HOUSE - SW1

The perfect city home.

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



CLICK TO
ENQUIRE

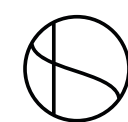


CLICK FOR
FULL LISTING



WELLINGTON HOUSE - SW1

KITCHEN/ RECEPTION/ DINING



WELLINGTON HOUSE - SW1



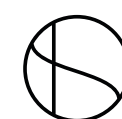
Built in 2012, Wellington House is a highly desirable apartment building located immediately south of St James's Park. A 24-hour concierge service, secure underground parking, a south facing balcony, Crestron home control system and air conditioning make this an incredibly comfortable and convenient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



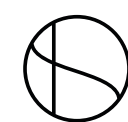
WELLINGTON HOUSE - SW1



KITCHEN



DINING AREA LEADING TO STUDY/ BEDROOM 3



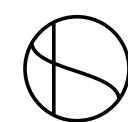
WELLINGTON HOUSE - SW1



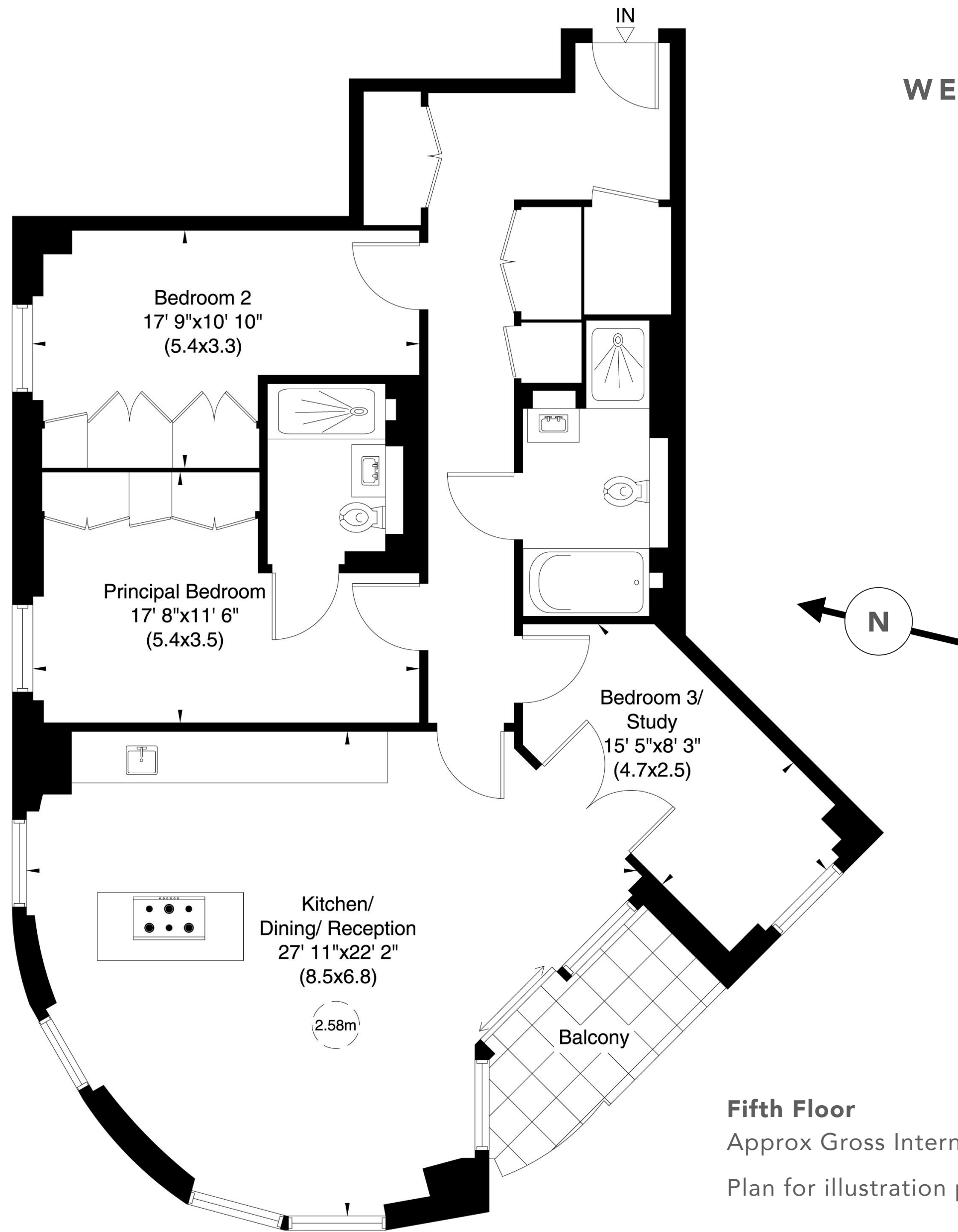
EN-SUITE SHOWER ROOM



PRINCIPAL BEDROOM



WELLINGTON HOUSE - SW1



Accommodation

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

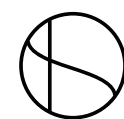
Amenities

- 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

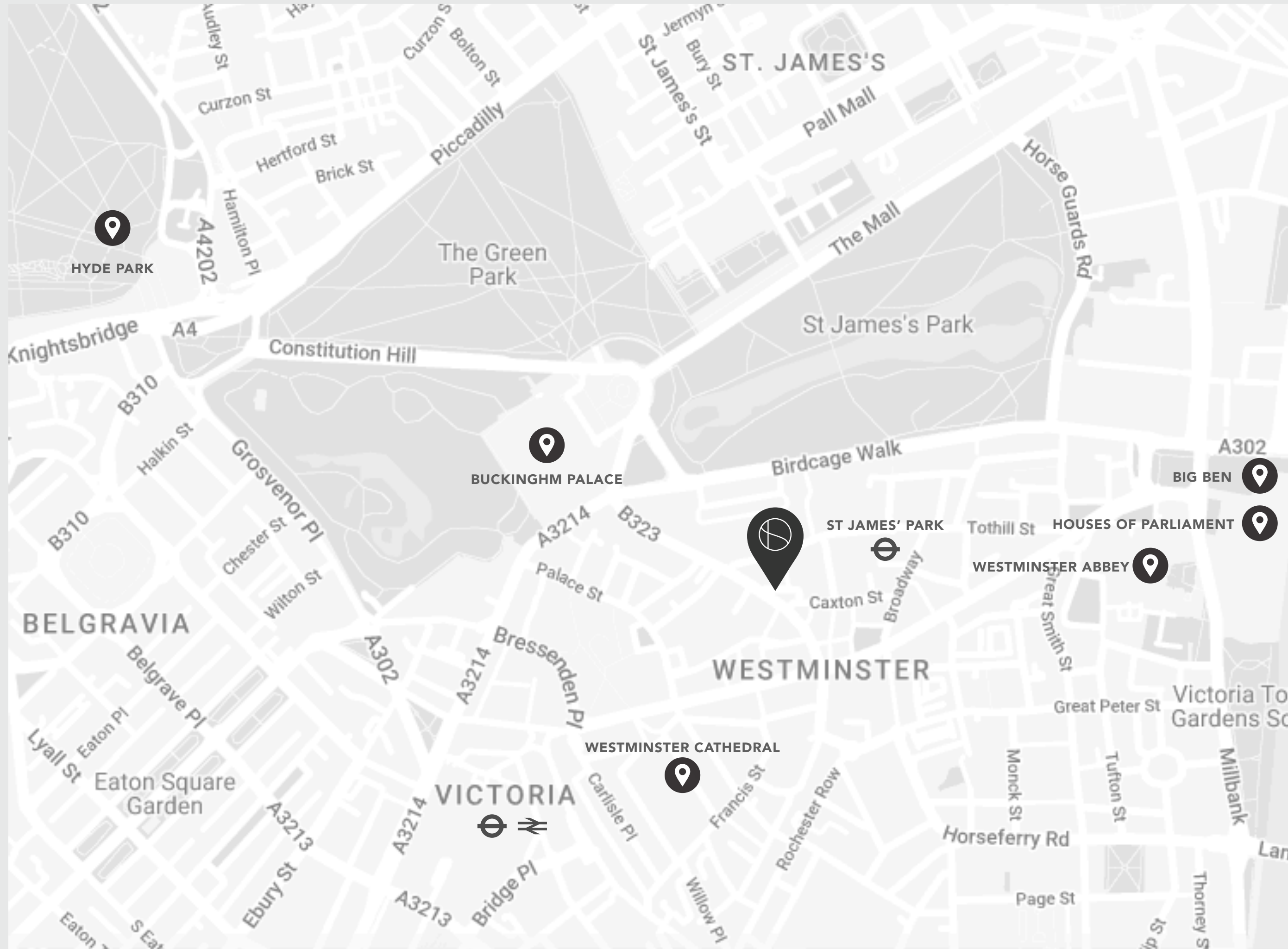
Approx Gross Internal Area **1321 Sq Ft** (123 Sq M)

Plan for illustration purposes only. Not to scale.



WELLINGTON HOUSE - SW1

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

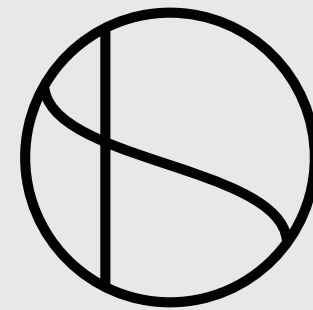
Energy Performance Certificate

| 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 | | |



SIMON DEEN

Real Estate



CLICK TO
ENQUIRE



CLICK FOR
FULL LISTING

Tel: **020 3005 3206** Email: **INFO@SIMONDEEN.COM**

The particulars of any property do not constitute an offer or contract or any part of one. You should not rely on statements by or on behalf of Simon Deen Real Estate in any particulars or otherwise expressed orally or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Simon Deen Real Estate nor any joint agent has any authority to make any representations about the property and accordingly any information provided is entirely without responsibility on the part of Simon Deen Real Estate, its officers or employees, or its client. Photographs and videos show only certain parts of properties as they appeared at the time they were taken. Any areas, measurements or distances provided are approximate only. Computer-generated images give only an indication as to how a property may look cannot be relied upon as an accurate representation as any particular matter. Any reference to alterations to, or use of, any part of a property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must satisfy themselves on the basis of their own investigations that these matters have been properly dealt with. Any indication on a map as to the position of a property is provided by third-party mapping software or applications and cannot be relied upon.