



70 Buckingham Gate, Westminster  
London SW1E

GARTON JONES.COM



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## £1,320,000 Leasehold

We are delighted to offer for sale this spacious 2 bedroom apartment located in this sought after development just moments from Buckingham Palace. The apartment is very well apportioned at 927 square feet and offers an open plan modern integrated kitchen, reception room with access to a private balcony, there are two double bedrooms both including fitted wardrobes, two luxury bathrooms (en-suite to master bedroom) and ample storage throughout. Wellington House has an impressive entrance area with a 24 hour concierge and lift access to all floors. Buckingham Gate is centrally located and is just a short distance from Whitehall, The Houses of Parliament, Westminster Abbey and Buckingham Palace. The transport links of St James's Park, Westminster and Victoria which are all just a stones throw away as well a selection of bus services to The City and The West End. In the surrounding area there is a choice of a variety of amenities that include a Little Waitrose, a Curzon Cinema and a selection of many new restaurants to compliment the selection of existing ones which include M Victoria, The Ivy Victoria, Flight Club Victoria and many more.

Long Leasehold: 986 Years Remaining  
Service Charges: £10,840 Per Annum Including Sinking Fund Contribution  
Ground Rent: £750 Per Annum  
Council Tax Band G (London Borough of Westminster)  
EPC B (83)

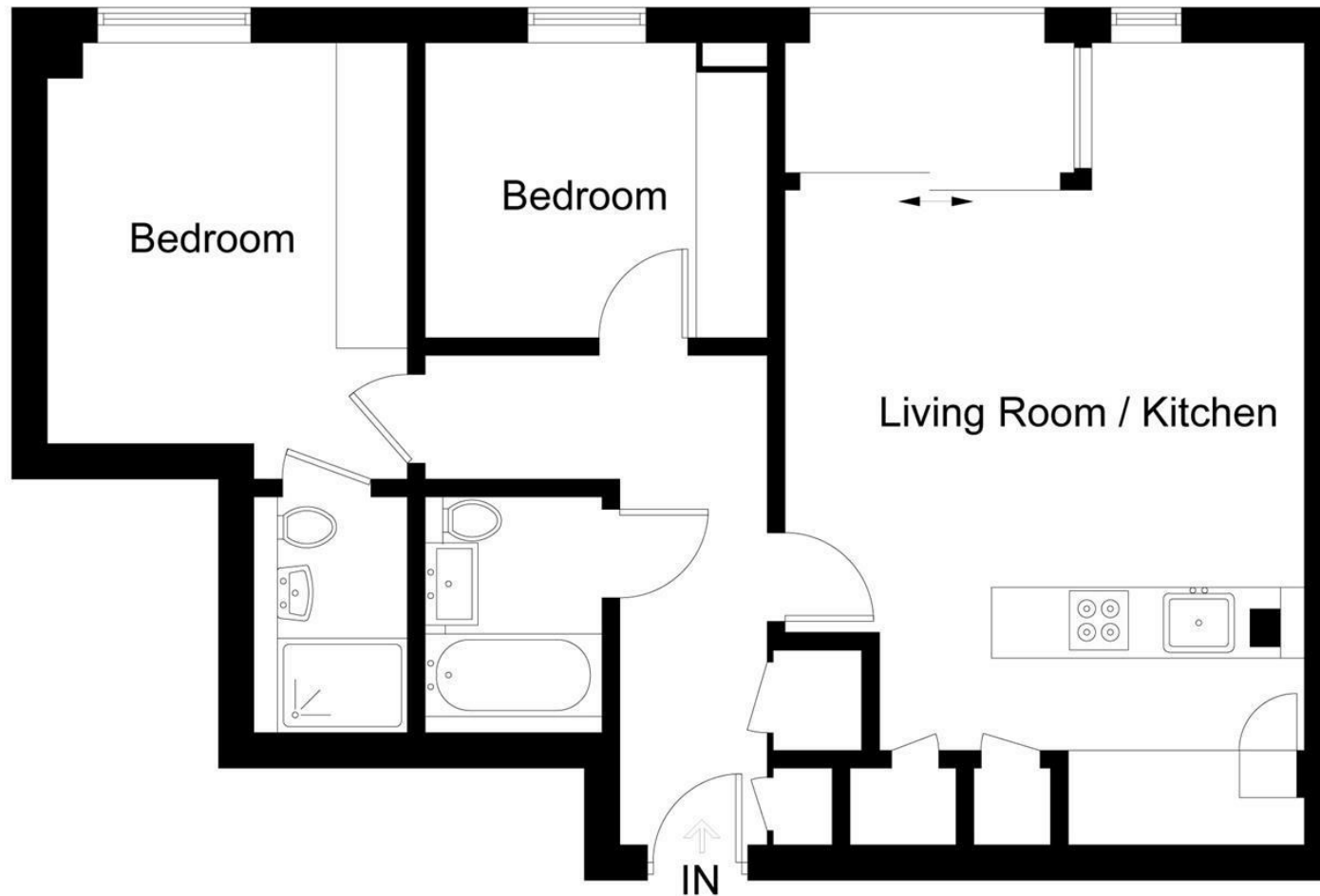
- Spacious 2 Bedroom Apartment
- 927 Square Feet
- 6th Floor (Lift)
- Open Plan Reception Room
- Modern Integrated Kitchen
- 2 Bathrooms (1 En-Suite)
- Close to Local Shopping Facilities
- 24 Hour Concierge
- Moments From The Transport Links of Victoria, St James' and Westminster



EPC certificate available on request.

## Wellington House

Approximate Gross Internal Area = 927 sq ft / 86.1 sq m



**Sixth Floor**

