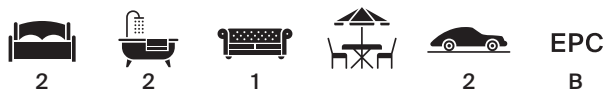


Cleland House, London SWIP



Cleland House, London **SW1P**

Situated across the eleventh and twelfth floors, this exquisite apartment boasts around 1,367 sq ft of internal space, complemented by two expansive private roof terraces accessible from both the reception room and the bedrooms. Offering mesmerizing vistas of Westminster, the apartment enjoys a prime position with southwest-facing views. Its penthouse status ensures largely uninterrupted panoramas, while a double-aspect curved reception room, adorned with floor-to-ceiling windows, fills the space with natural light. The living area, kitchen, and utility room are situated on the eleventh floor, while the twelfth floor hosts two double bedrooms, both with en-suite bathroom. The property comes with two secure underground parking spaces.



Guide price: £2,750,000

Tenure: Leasehold: approximately 987 years remaining

Service charge: £17,407.30 per annum, reviewed every year, next review due 2025

Ground rent: £1,920.30 per annum, reviewed every year, next review due 2025

Local authority: G

Council tax band: City of Westminster





Amenities

Residents enjoy access to a range of superb amenities, including a gym, spa, swimming pool, communal gardens, and a business suite. The apartment also benefits from the convenience of a 24-hour concierge service which includes post and package handling.

Location

Nearby transport links include Pimlico Underground Station (Victoria line) 0.5 miles. St James's Park Underground Station (Circle and District lines) 0.7 miles. Westminster underground station (Circle, District and Jubilee lines) 0.7 miles (all distances are approximate)



Cleland House, SW1P

Approximate Gross Internal Floor Area
127.4 sq m / 1,371 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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