






WELLINGTON HOUSE

Westminster SW1E



AN EXCEPTIONAL DUPLEX PENTHOUSE FOR SALE IN WESTMINSTER

This Penthouse is set within a highly sought-after development and spans spans circa 2,259 sq. ft.

			EPC
2	2	2	B

Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold Approximately 984 years remaining on the lease

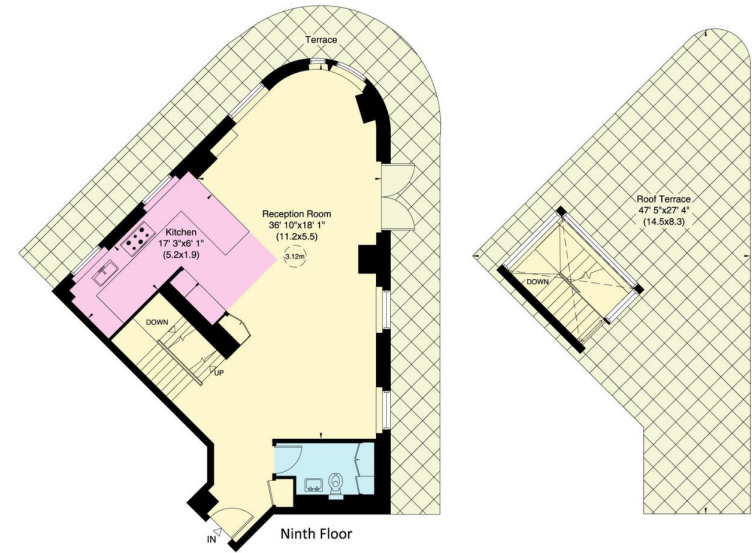
Ground rent: £1,250 for the apartment & £50 for the storage unit, per annum. Please enquire for review information

Service charge: £27,974 for the apartment & £136 for storage unit per annum. Please enquire for review information

Guide Price: £4,000,000

The open-plan reception area offers space to entertain and enjoy, while integrating a contemporary kitchen, with Gaggenau appliances and a Sub-Zero fridge. Floor to ceiling windows give views of the London skyline, including an outlook towards The Shard, while double doors open onto a wrap around terrace. A staircase tucked to one side of the room leads up to an additional, private roof terrace on the tenth floor. The property further offers a principal bedroom suite, complete with a dressing room and an en-suite bathroom. There is a second bedroom, also offering built-in storage, again with an en-suite bathroom. For added convenience the property has a designated utility cupboard and guest WC. The penthouse comes with two allocated parking spaces and a separate storage unit. Residents of the building benefit from lift access and 24-hour concierge service.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice.



Wellington House, Buckingham Gate
 Approximate Gross Internal Area = 215 sq m / 2316vsq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Chris Mulry
020 7881 7727
chris.mulry@knightfrank.com

Knight Frank Belgravia
47 Lower Belgrave Street
Belgravia, London SW1W 0LS

Oliver Dawson
020 7881 7729
oliver.dawson@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2026. Photographs and videos dated April 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.