# Wellington House, SW1

## £799,950   Leasehold

Stylish and well proportioned one bedroom apartment. Wellington House corners Buckingham Gate and Petty France, near the Wellington Barracks. This is an exceptionally convenient location for access to Prime Central London.

24 Hour Porter │ Close To Local Amenities │ Fitted Kitchen │ Large storage unit │

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Stylish and well proportioned one bedroom apartment. Wellington House corners Buckingham Gate and Petty France, near the Wellington Barracks. This is an exceptionally convenient location for access to Prime Central London, with close proximity to the world renowned landmarks, including Buckingham Palace, St James's Park, Westminster Abbey and the Houses of Parliament. Victoria and Westminster in recent years has benefitted from a substantial and ongoing redevelopment, becoming a hub for fashion and food, with restaurants from Michelin starred chefs such as Michel Roux Jnr, Tom Kerridge, Jason Atherton, and Andrew Wong, to The Ivy and an array of cafes and boutiques in Cardinal Place and at Nova.

Coupled with the extensive historic and cultural amenities ranging from the Tate Britain Gallery to Victoria Palace Theatre there are also contemporary venues such as a Curzon cinema, and Andrew Lloyd Webber's 'Other' Palace, this is a thriving location with an exceptional lifestyle offer for local residents. Finally this is a location renowned for its transport connections. With Victoria Station providing mainline network services including the Gatwick Express; Llocal underground services are also convenient with the Victoria Line at Victoria Station, District and Circle Line at St James' Park and Jubilee Line at Westminster Station. Wellington House is a highly sought after building, completed by Land Securities in 2012.

This apartment is located on the second floor, and to the rear of the building, so is quiet and private, benefiting also form large picture windows. Accommodation comprises one bedroom, a bathroom, and open plan reception room with fitted contemporary style kitchen. The specification through out this building is renowned, with benefits to all apartments including comfort cooling, integrated AV and lighting systems, underfloor heating and attractive hardwood and stone finishing as well as very high quality appliances. The building enjoys a dedicated 24 hour concierge team and passenger lifts to all floors. In our opinion this property will appeal

Tenure: Leasehold

# Wellington House, Buckingham Gate, SW1E

Approximate Gross Internal Area
542 sq ft / 50 sq m

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**Reception Room / Kitchen**
16'2" x 12'10"
4.92 x 3.92

**Bedroom**
16'2" x 10'0"
4.92 x 3.06

IN

## Second Floor

**Energy Efficiency Rating**

| | | Current | Potential |
|---|---|---|---|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 81 | 81 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

**England & Wales**   EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.