A spectacular duplex penthouse apartment with breathtaking views of Buckingham Palace and over St James’s Park.

2,434 sq ft (226.13 sq m)

Balcony and roof terrace
1,200 sq ft (111 sq m)

The Property
53 Wellington House is presented in superb condition, having rarely been used since its construction by Land Securities approximately four years ago. The lift provides access to both the 8th and the 9th floors. The 9th floor has a stunning reception room and kitchen with wrap around windows, flooding the rooms with light from every angle. The 8th floor comprises a fantastic master bedroom suite with three further bedrooms and two shower rooms. The property also benefits from a fabulous roof terrace with panoramic views over central London and an around the clock concierge service.

Location
Located in this very historic part of London between Buckingham Palace and Westminster Abbey and bordering St James’s Park, Wellington House is one of a number of cutting edge new developments that are also giving this area a modern and exciting feel. Michelin Star restaurants, gastro pubs and bars along with world renowned shopping are all close by as well as numerous transport links.

Terms
Tenure: Leasehold, 996 years remaining
Ground Rent: Circa £500
Service Charge: £24,000 per annum
Local Authority: The City of Westminster
EPC Rating: C
Price: £5,495,000 Subject to Contract
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50 offices across England and Scotland, including 10 offices in Central London

Gross internal area 2,434 sq ft (226.13 sq m)
Balcony and roof terrace 1,200 sq ft (111 sq m).
For identification purposes only.

For illustrative purposes only - not to scale
The position and size of doors, windows, appliances and other features are approximate only.

Floorplans
Gross internal area 2,434 sq ft (226.13 sq m)
Balcony and roof terrace 1,200 sq ft (111 sq m).
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