



**WELLINGTON HOUSE, BUCKINGHAM GATE, WESTMINSTER, SW1E**  
**£3,700,000 LEASEHOLD**

**LOCATED IN THE HEART OF WESTMINSTER - A FABULOUS THREE BEDROOM DUPLEX PENTHOUSE, SPREAD OVER THE EIGHTH AND NINTH FLOOR, WITH A WRAP AROUND BALCONY AND LARGE PRIVATE ROOF TERRACE (ABOUT 500 FT<sup>2</sup>), ON THE TENTH FLOOR, OFFERING SPECTACULAR FAR REACHING CITYSCAPE VIEWS TOWARDS BUCKINGHAM PALACE, THE MALL, AND ST. JAMES'S PARK.**

Paddington | 020 7467 5770 | paddington@winkworth.co.uk



for every step...

winkworth.co.uk





**DESCRIPTION:** The building enjoys a dedicated 24-hour concierge team and passenger lifts to all floors. Located in Prime Central London, this development corners Buckingham Gate and Petty France, sitting opposite the iconic Taj Hotel and near the Wellington Barracks. This sumptuous penthouse pairs the artistic design with a high specification, including full home automation system, Gaggenau appliances, comfort cooling and underfloor heating throughout. Nearby transport links include St James's Park Station (Circle and District lines) about 0.2 miles. Victoria Station (Circle, District and Victoria lines) about 0.4 miles. London Victoria Station (Gatwick Express, South-eastern, and Southern services) about 0.4 miles. Westminster Station (Circle, District and Jubilee lines) about 0.7 miles.

LEASEHOLD: WITH ABOUT 987 YEARS REMAINING | SERVICE CHARGE: ABOUT £21,000 PER ANNUM | GROUND RENT: ABOUT £1,250 PER ANNUM | COUNCIL TAX BAND: H



**Winkworth**

for every step...



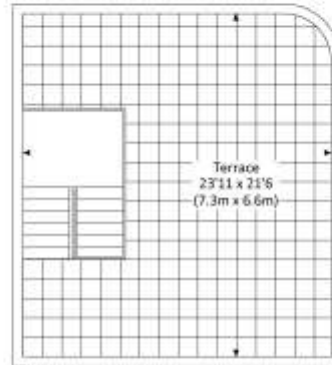
**Winkworth**

for every step...

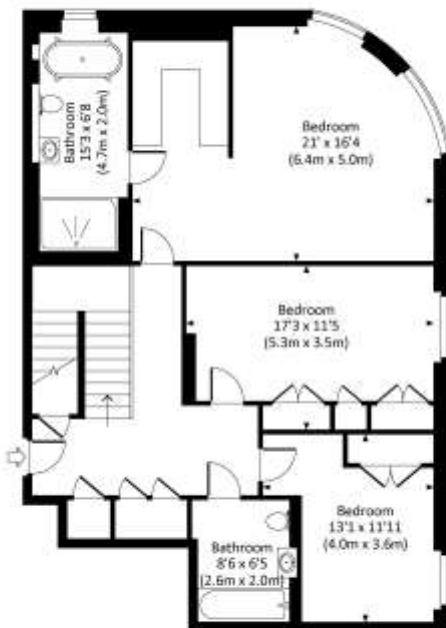


# WELLINGTON HOUSE, BUCKINGHAM GATE, SW1E

Approx. gross internal area  
1845 Sq Ft. / 171.4 Sq M.



TENTH FLOOR



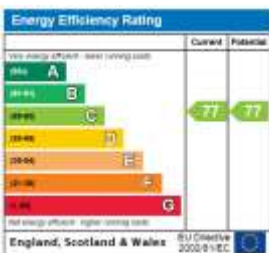
EIGHTH FLOOR



NINTH FLOOR

All measurements are approximate and for guidance and illustrative purposes only.  
Photography and Floor Plans by [www.thedowlingco.com](http://www.thedowlingco.com) - +44 7793 974 209

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Paddington | 020 7467 5770 | [paddington@winkworth.co.uk](mailto:paddington@winkworth.co.uk)



for every step...

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.