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£870,000 Leasehold

A beautifully presented 1 double bedroom apartment to let of approx. 571 Square Feet (53sq.m) on the 4th floor (with lift) of this luxury new building close to the River Thames, the Houses of Parliament and Tate Gallery. The property has an open plan reception room with a smart integrated kitchen with access to a private balcony, excellent storage including built in wardrobes to the bedroom and a utility cupboard, there is a luxury bathroom, comfort cooling and wood flooring. Residents of Cleland House will benefit from a 24 hour concierge service, as well as a health spa with swimming pool, fitness centre and a business suite. There is an abundance of local amenities including a variety of retail stores within a short walk, including House of Fraser Department store, the Cardinal Place Shopping Centre. A Little Waitrose, Curzon Cinema and many restaurants at the new Nova development plus Browns, M bar & restaurant, Zizzi and Wagamama are a short stroll way. The development is also located next door to the international headquarters of Burberry and opposite the Double Tree hotel, by Hilton who also offer in house dining services to Abell and Cleland House residents. The transport links of St James's Park, Westminster and Victoria are all within walking distance.

Ground Rent: £1000 approx.
Service Charges: £5000 approx.
Long Leasehold: 995 Years Remaining

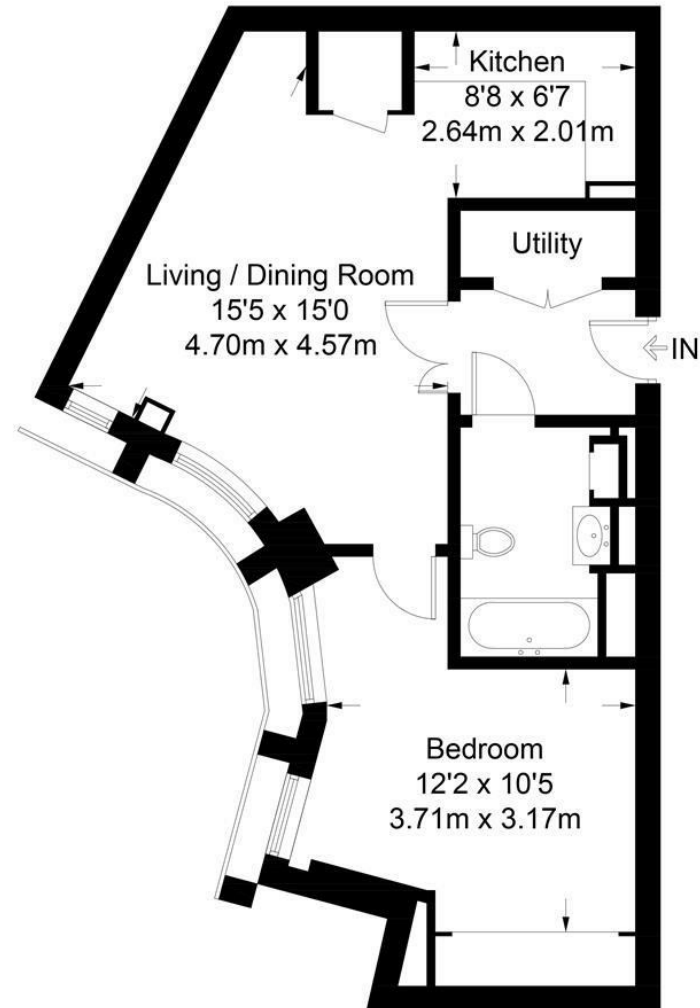
- 517sq.ft (53sq.m)
- 1 Double Bedroom
- Open Plan Reception
- Integrated Kitchen
- Modern Bathroom
- Comfort Cooling
- Private Balcony
- Leisure Suite Including Swimming Pool, Sauna, Steam Room and Business suite
- Close To Transport Links Of Westminster And St James' Park



EPC certificate available on request.

Cleland House

Approximate Gross Internal Area = 571 sq ft / 53.0 sq m



Fourth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

