



Cleland House, Westminster
London SW1P

GARTON JONES.COM



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£2,300,000

A beautifully presented 3 bedroom apartment located on the 8th floor of this elegant building developed by Berkeley Homes. This very bright and spacious apartment measures at approximately 1238 Sq.Ft (115 Sq.M) feet and further benefits from a bright reception room with fabulous floor to ceiling windows leading to a private balcony, separate contemporary fitted integrated kitchen with Miele appliances, composite worktops, large storage cupboard with utility area, master bedroom with en-suite bathroom and fitted wardrobes, there are 2 further double bedrooms and a guest bathroom. The apartment has been finished to the highest standard throughout and also includes one underground parking space. Residents benefit from a 24 hour concierge, in room dining provided by the Hilton Double Tree Hotel (additional charges apply), a health spa with swimming pool and fitness centre, business centre and beautiful landscaped gardens. Cleland House is within walking distance to the shopping facilities of Victoria Street as well as the excellent transport services of Westminster, St James' Park, Victoria and Pimlico as well as The River Thames, Houses of Parliament and Tate Gallery which are all on the door step. Garton Jones Westminster are located just a few roads away so are readily available for viewings

Service Charges: £13000 per annum
Ground Rent: £850 per annum
Long Leasehold: 999 Years From 2016

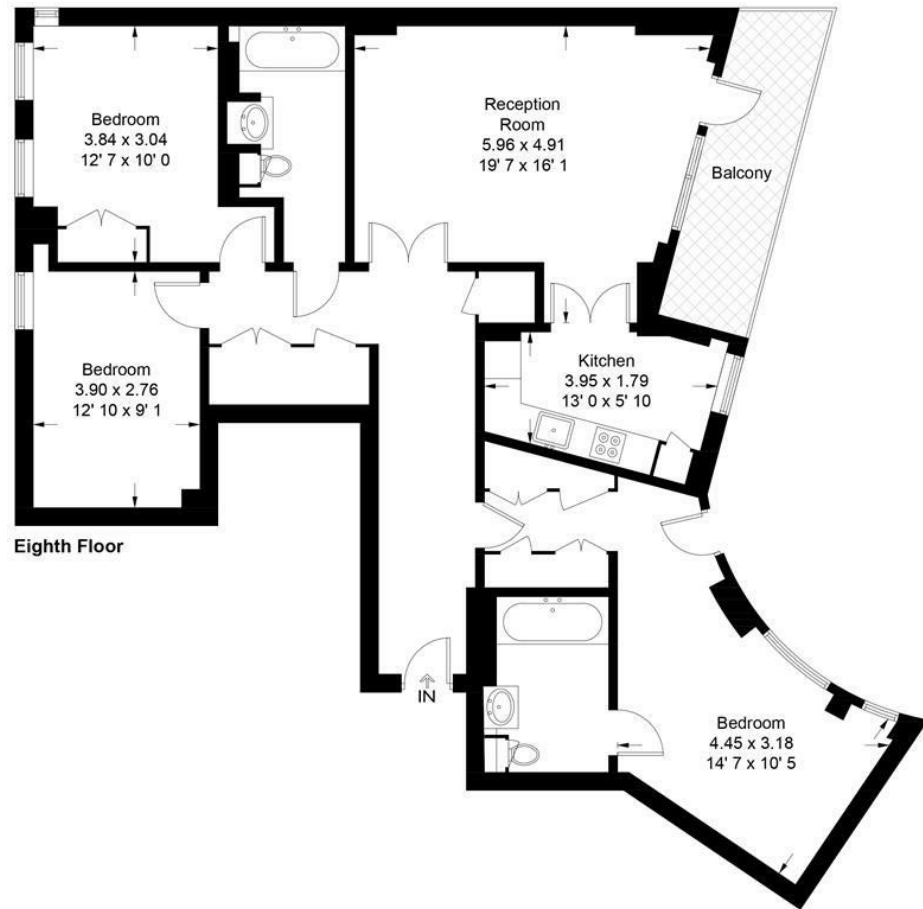
- 1238 sq.ft (115sq.m)
- 8th Floor (with Lift)
- 3 Bedroom Apartment
- Reception Room and Dining Area
- Separate Smart Integrated Kitchen with Miele Appliances
- 2 Luxury Bathrooms (2 En-suites)
- Private Balcony Overlooking Communal Gardens
- 24 Hour Concierge & Secure Underground Parking Space
- Residents Health Spa With Gym, Swimming Pool, Business Suite & Communal Gardens
- Walking Distance to St James Park, Westminster & Pimlico Transport Links



EPC certificate available on request.

Cleland House

Approximate Gross Internal Area = 1238 sq ft / 115 sq m



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

