



CHATTERTON | REES



## 18b Wellington Court, London, SW1X 7PL

**£1,999,000**

A rare opportunity to purchase an unmodernised lateral apartment in Wellington Court. This property on the raised ground floor has close to 1300sqft of internal space with stunning high ceilings in most rooms with a large living room that faces towards Hyde Park as well as the master suite with a walk through wardrobe area in to the bathroom.

Furthermore you can find another double bedroom with en suite bathroom, a separate kitchen and large dining area in the center of the property.

Sold on a mid term leasehold of circa 63 years of which the sellers will assign the right to a new buyer to enable them to extend this as soon as they own the property rather than wait the usual two years. This is a perfect opportunity if you are a property developer or end user looking to really make the space your own.

Wellington Court is located next to One Hyde Park and backs on to Hyde Park itself whilst being right in the middle of all the well known shops, cafes and restaurants Knightsbridge has to offer whilst being only a short distance to Mayfair, Sloane Square or South Kensington.



# Floor Plan

## Wellington Court



### Ground Floor



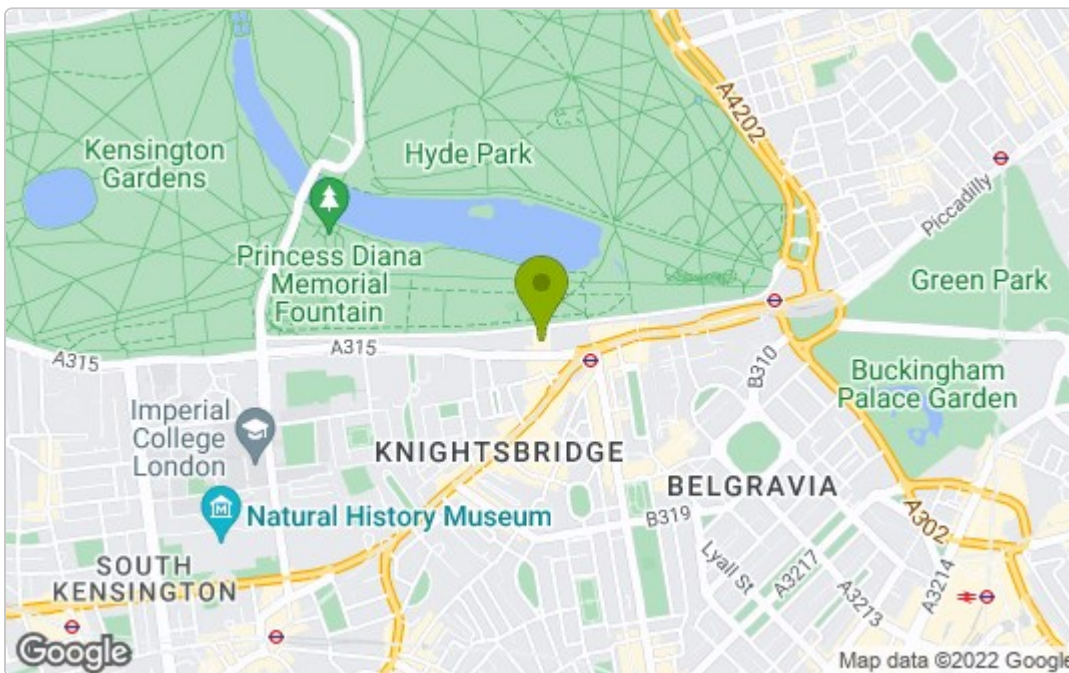
APPROX. GROSS INTERNAL FLOOR AREA 1263.68 SQ FT / 117.40 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser; the services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

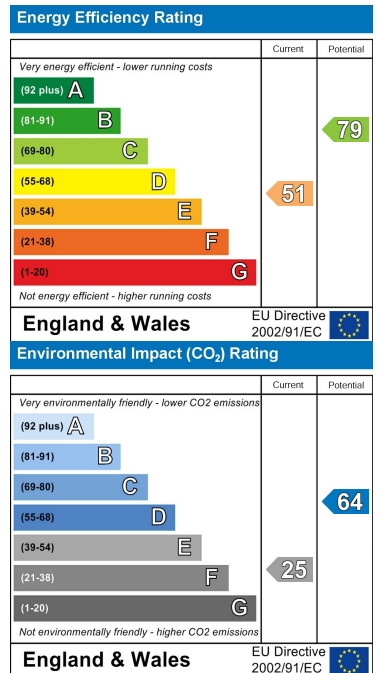
© SpacePhoto

Photography and Floor Plan

## Area Map



## Energy Efficiency Graph



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