



# Japan Services Rent Ltd

Sales, Lettings & Property Management

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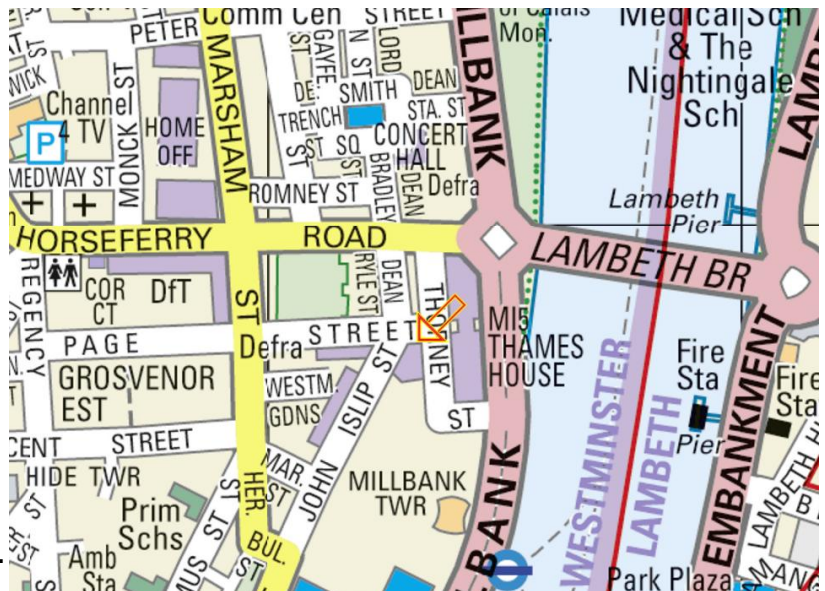


## Cleland House, Westminster, SW1P 4LN

**PRICE: £925,000**



We are delighted to present to market this exceptional, one bedroom fourth floor flat in a prestigious development situated in the nations' cultural and economic heartland, the City of Westminster, recognisable worldwide as UK's most sought-after address. Destined to be one of London's premier addresses, Cleveland House has the best of everything: from Trafalgar Square's museums and galleries to spectacular nightlife in the form of theatres and fine dining: Westminster alone has 36 Michelin starred restaurants. This spectacular property has been designed by award winning architects - both interiors and exterior match the grand surroundings of their remarkable location and are in keeping with and reflective of the style and luxury expected in a highly desirable building. Facilities such as the 24 hour concierge, sauna, gym, pool and Business suite are all conveniently situated within easy reach of the flat. Kitchen, bathroom, bedroom, as well as living and dining areas - all are designed to deliver a finish that sets a new standard for exclusive London living: the interior is light, open and exquisite and finished in a rich palette of materials of the highest quality.

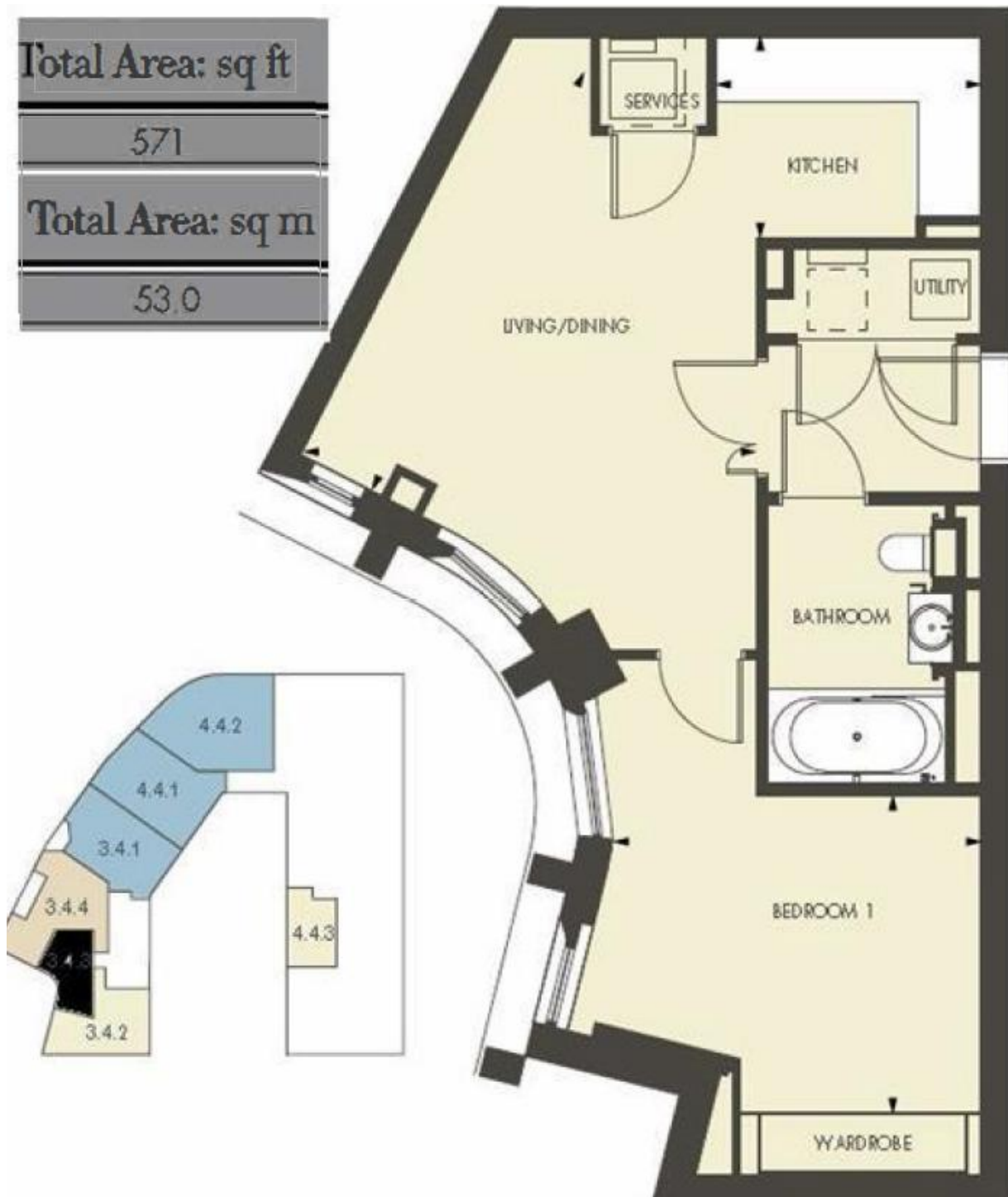


Total Area: sq ft

571

Total Area: sq m

53.0



	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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PLEASE NOTE : All property measurements are approximate and have been taken with electronic distance measuring tool into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchaser, who should satisfy themselves by inspection or otherwise. No responsibility can be accepted for any loss of expenses incurred in viewing. Services, heating appliances, any security system and drain systems have not been tested. Particulars of the tenure, Freehold or Leasehold and Ground Rent, Service/Maintenance Charges are All SUBJECT TO CONFIRMATION by the vendor's Conveyances. Internal photographs are reproduced for general information and it must not be inferred that any item shown therein is included with the property