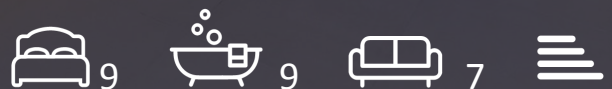




Abell House

31 John Islip Street, Westminster, SW1P 4FE

Asking Price £7,500,000



Floor Plan



Area Map



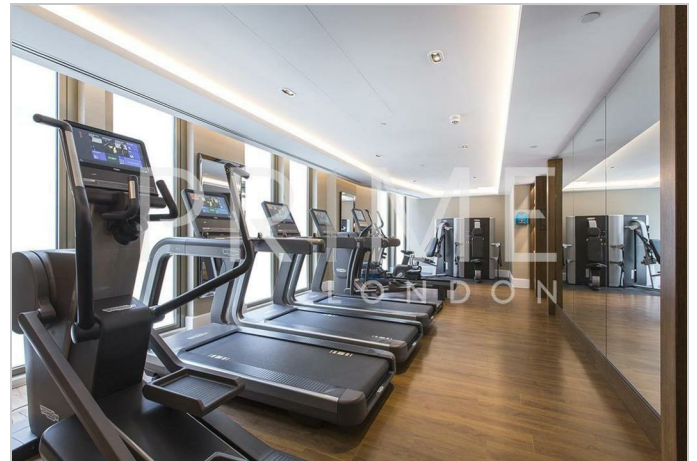
Energy Efficiency Graph

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

Viewing

By appointment. Contact us on 0207 052 1075 if you wish to arrange a viewing appointment for this property, or require further information.

- Portfolio of 7 Apartments
- 5x one bedroom apartments and 2x two bedroom apartments
- Held in a company
- Chain free
- Residents leisure suite including gym and pool
- 24 hour concierge



Portfolio of 7 Apartments – Set in the stunning Abell House development featuring 24 hour concierge, gym, swimming pool, landscaped gardens and meeting rooms, this portfolio held in a single company is available for chain free sale through Prime London.

This selection of 5x one bedroom apartments and 2x two bedroom apartments (totalling 5,887 sq ft / 546.91 sq m of internal space) have been exceptionally well looked after, and benefit from high quality finishes, peaceful aspects, comfort cooling and wooden flooring.

Noted as one of London's premier addresses, Abell & Cleland has been created to provide residences of exceptional quality. Close to the Division Bell area surrounding the Houses of Parliament, Abell & Cleland has been conceived by award-winning architects, as a range of apartments that match the grand surroundings of their remarkable Westminster location.

Positioned to the south of St James Park and east of Victoria. The area includes some of London's most iconic landmarks, yet retains a surprisingly village like atmosphere. The property is within reach of the many amenities, restaurants and shops of Victoria, Westminster and St James. Local park lands include: Green Park and St James's Park.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.