

## Abell House

31 John Islip Street, Westminster, SW1P 4FE

Asking Price £1,850,000



2



2

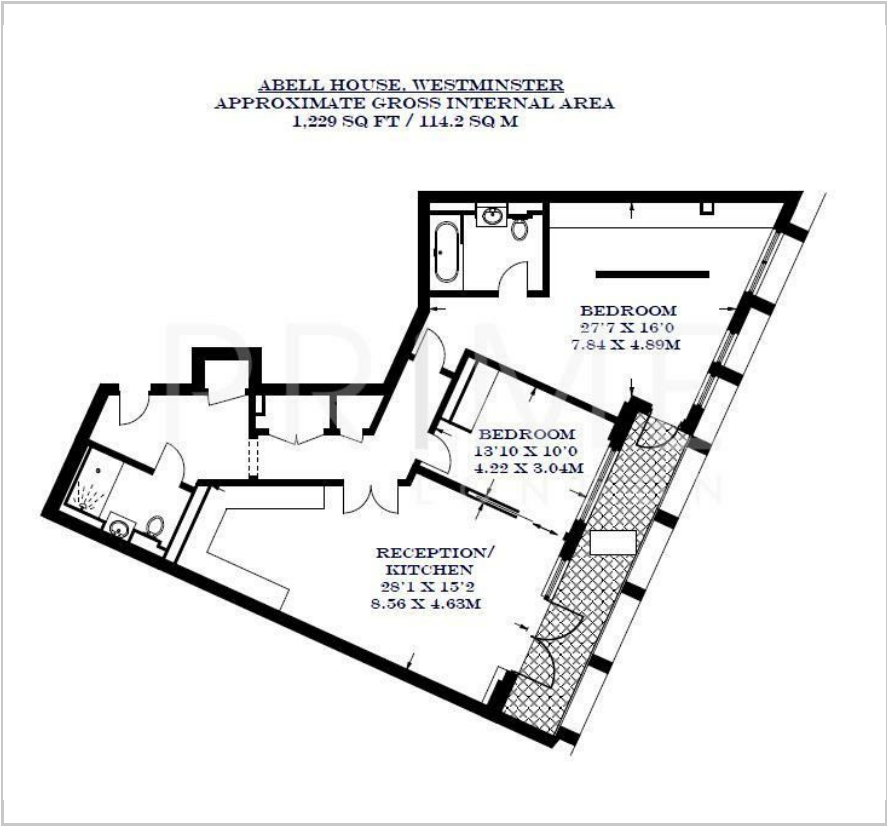


1

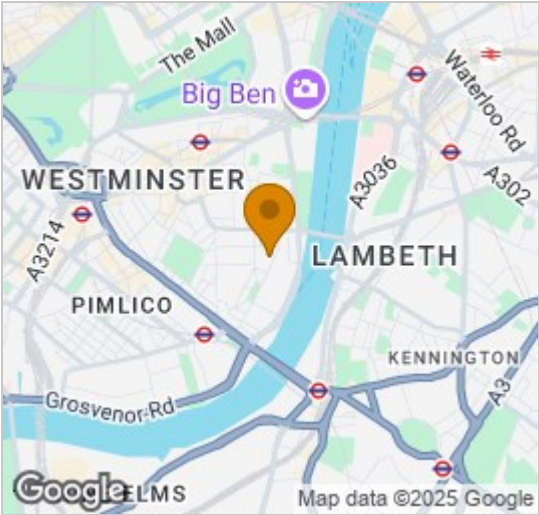




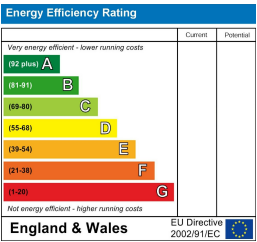
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

- **Luxury two bedroom** ▪ **1,229 sq ft / 114.2 sq m apartment**
- **Chain free** ▪ **Substantial private balcony**
- **Residents leisure suite** ▪ **24 hour concierge including gym and pool**



This beautiful two bedroom apartment with large private balcony, in the stunning Abell House development featuring 24 hour concierge, gym, swimming pool, landscaped gardens and meeting rooms, is available for chain free sale through Prime London.

The spacious 1,229 sq ft / 114.2 sq m property comprises a large open plan reception with substantial private balcony overlooking the surrounding area, fully fitted high-end kitchen, two double bedrooms with ample storage, and two beautifully finished bathrooms (one being en suite). The property also benefits from 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.