

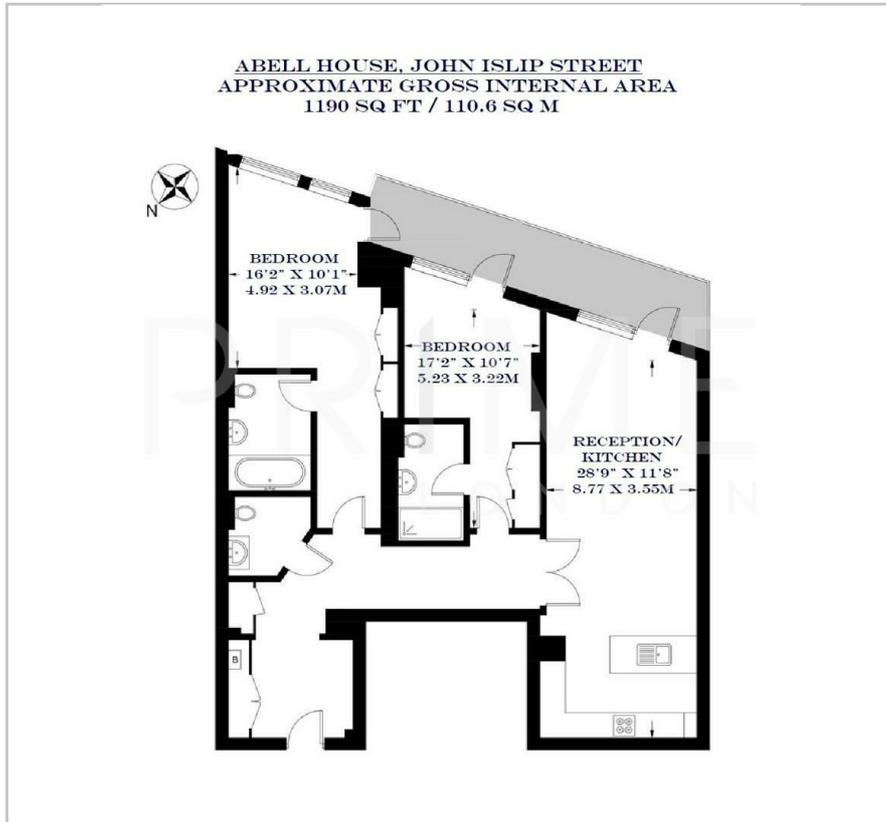
## Abell House

31 John Islip Street, Westminster, SW1P 4FE

Asking Price £1,900,000



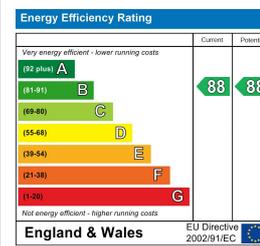
## Floor Plan



## 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** ▪ **1,190 sq ft (110.6 sqm) apartment**
- **Secure Underground Parking** ▪ **Private balcony**
- **Resident's leisure suite** ▪ **24 hour concierge including gym and pool**



This impeccable two bedroom, two bathroom apartment, ideally located within Abell House, offers an array of amenities including a 24 hour concierge, gym, swimming pool, landscaped gardens and meeting room, and is available for sale through Prime London.

Spanning 1,190 sq ft (110.6 sqm) the apartment offers a well-designed living space, featuring an open-plan reception room seamlessly integrated with a modern kitchen. This space leads out to an expansive private terrace. The two double bedrooms are thoughtfully appointed, providing ample storage solutions, including a walk-in wardrobe in the master bedroom.

The master bedroom also boasts an en-suite bathroom, while a second contemporary guest bathroom caters to additional needs. The property is further enhanced by the inclusion of comfort cooling and wooden flooring throughout.

Abell & Cleland, recognized as one of London's premier addresses, has been meticulously designed to offer residences of exceptional quality.

Situated in close proximity to the Division Bell area around the Houses of Parliament, this development has been conceptualized by award-winning architects to harmonize with the grandeur of its distinguished Westminster location. Positioned to the south of St James Park and east of Victoria, the area balances proximity to some of London's most iconic landmarks with a charming village-like ambience.



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