



## Abell House

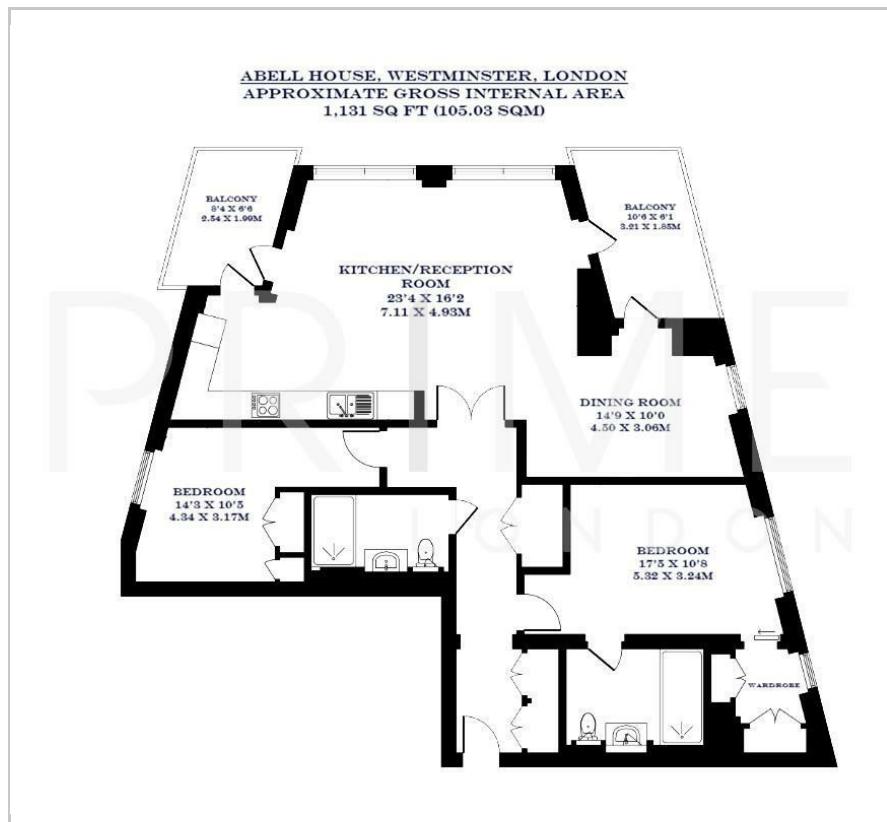
31 John Islip Street, Westminster, SW1P 4FE

£1,350 Per Week



 2  2  1  B

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	86	86
(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.

- Luxurious two bedroom ■ 1,131 sq ft (105.03 sqm) apartment
- One underground parking ■ Comfort cooling and wooden space included
- Residents' gym, swimming pool, communal gardens and meeting rooms ■ 24 hour concierge
- Comfort cooling and wooden flooring throughout

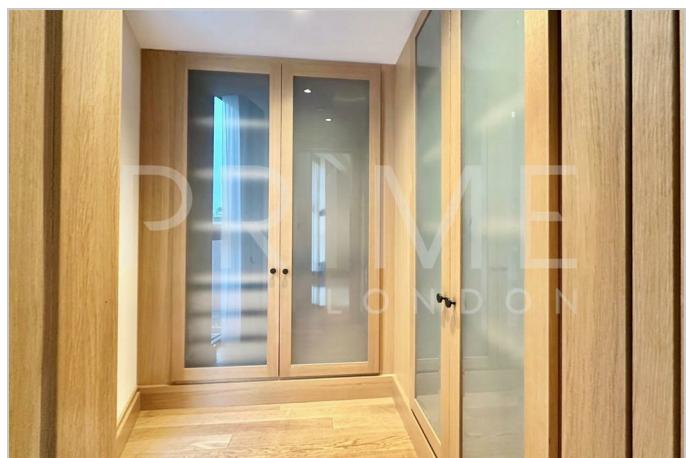
This beautiful two bedroom apartment, set in the prestigious Abell House development, is available exclusively for lease through Prime London.

Totalling 1,131 sq ft (105.03 sqm), this property comprises an open plan reception and a fully fitted high-end kitchen, with access to two balconies. Additionally, two double bedrooms with ample storage, and two bathrooms, with one being en-suite. The property also benefits from comfort cooling and wooden flooring throughout.

Residents of Abell House benefit from a gym, swimming pool, landscaped gardens and meeting rooms. Additionally, there is a 24 hour concierge desk.

Close to the Division Bell area surrounding the Houses of Parliament, Abell House has been conceived by award-winning architects, as a range of apartments that match the grand surroundings of their remarkable Westminster location.

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.



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