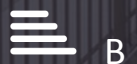


## Abell House

31 John Islip Street, SW1P 4FE

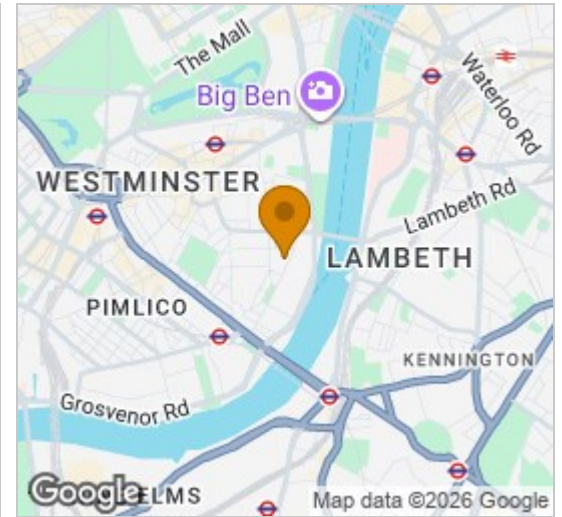
Asking Price £2,000,000



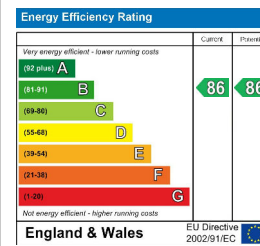
## Floor Plan



## Area Map



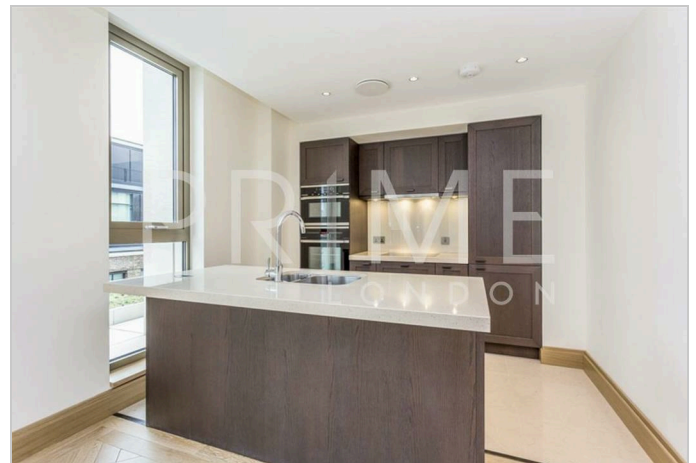
## Energy Efficiency Graph



## Viewing

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

- Two bedroom apartment
- Private balcony
- Walking distance to St James Station
- 1,163 sq ft (108 sqm)
- Residents' pool, sauna, gym and communal gardens
- 24 hour concierge

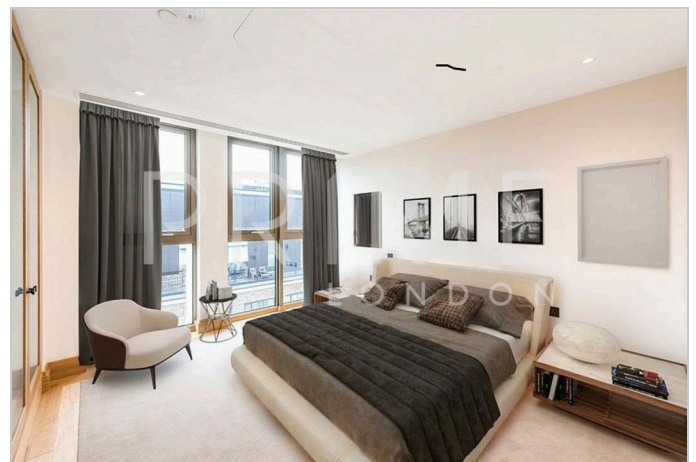


This stunning two bedroom apartment, located in the prestigious Abell House development, is available for chain free sale through Prime London.

Spanning approximately 1,163 sq ft (108 sqm), this property is located on the high floor and features a spacious reception area with an open-plan layout, leading to a modern and fully fitted high-end kitchen. The apartment includes two generously proportioned double bedrooms with ample built-in storage and two bathrooms, one of which is en-suite. The property also benefits from comfort cooling and sleek wooden flooring throughout.

Residents of Abell House enjoy access to premium amenities, including a gym, swimming pool, landscaped gardens, meeting rooms, and a 24 hour concierge service.

Situated in the heart of Westminster, this property offers unparalleled proximity to iconic landmarks such as the Houses of Parliament, while being within reach of the excellent amenities, restaurants, and shops of Victoria, Westminster, and St James. Nearby green spaces 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.