



Abell House, London, W1P

Exquisite Living in prestigious development!

This striking two-bedroom apartment embodies luxury living complete with a private balcony. Revel in the opulence of the development's 24-hour concierge, gym, swimming pool, lush gardens, and versatile meeting rooms.

Spanning 1229 sq ft, the apartment boasts an inviting open-plan reception area that extends seamlessly to a generous balcony, offering picturesque vistas.

A top-of-the-line kitchen, two spacious double bedrooms with ample storage, and two beautifully finished bathrooms amplify its allure.

Noteworthy features include comfort cooling and elegant wooden flooring.

Nestled in Westminster's prestigious Abell & Cleland development, renowned for its award-winning architectural design and proximity to the Houses of Parliament, this property stands out as an exceptional residence.

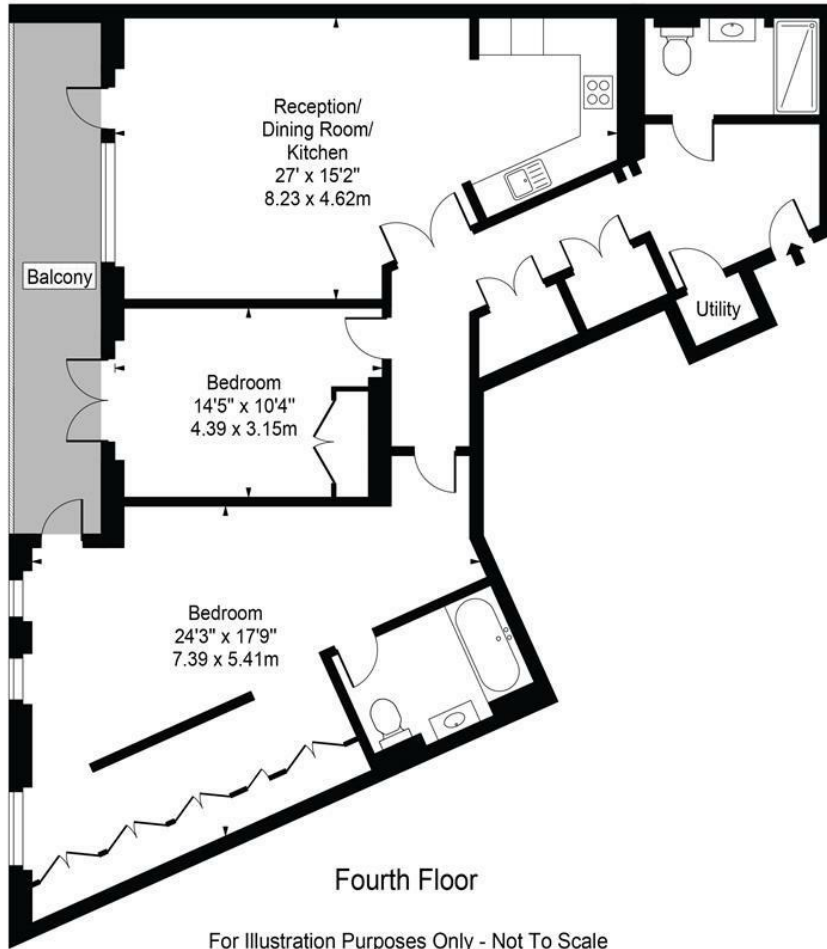
Situated in a charming locale south of St James Park and east of Victoria, this area maintains an inviting village-like ambiance while being in close proximity to iconic landmarks, amenities, celebrated restaurants, and boutique shops. Green Park and St James's Park are easily accessible, enriching the appeal of this prime location.

- Large 2 bed, 2 bath
- Private Balcony
- Residents Gym
- Residents Swimming Pool
- Landscaped Gardens
- Close to parks & recreation
- Close to transport links
- Tenure: 999 years from new
- 24 Hour Concierge
- 4th Floor

£2,000,000

Abell House


Approx. Gross Internal Area 1239 Sq Ft - 115.11 Sq M 

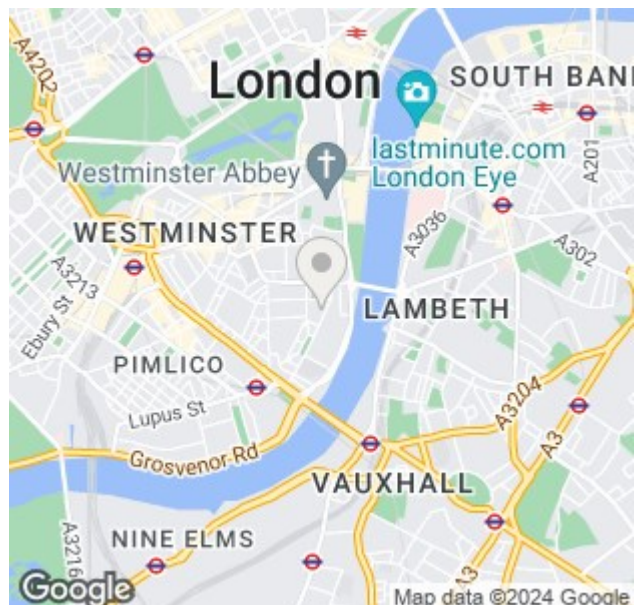


For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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