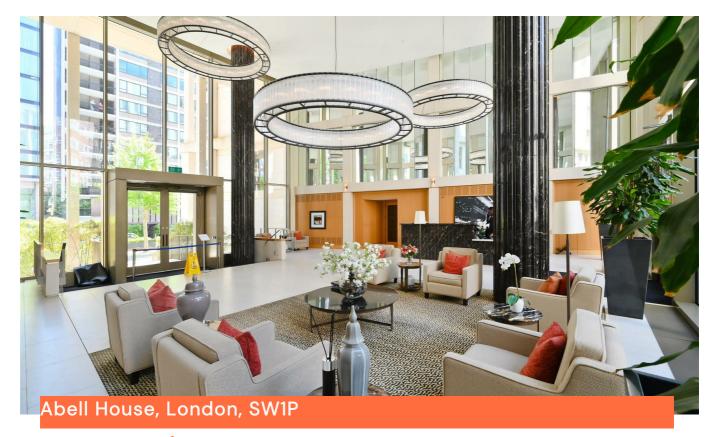
GRANGE LONDON













88

£1,850,000

Exquisite Living in a 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.

With 1229 sq ft of internal space, the apartment boasts an inviting openplan 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.

- · Comfort cooling
- · Private Balcony
- Residents Gym & Pool
- 24 hours concierge
- Landscaped Gardens
- Close to parks & recreation
- · Close to transport links
- Tenure: 999 years from new
- Ground Rent: £750.00
- Service Charge: £13,296.00

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Abell House Approx. Gross Internal Area 1239 Sq Ft - 115.11 Sq M N Reception/ Dining Room/ Kitchen 27 x 152" 8.23 x 4.62m Bedroom 145" x 104" 4.39 x 3.15m Bedroom 24'3" x 17'9" 7.39 x 5.41m Fourth Floor

For Illustration Purposes Only - Not To Scale

This foor plan should be used as a general cultime for guidance only and does not constitute in whole or in part an offer or contract.

Any intending purchaser or lesses should satisfy themselves by impecto, searches, energines and full survey as to the correctness of each statement.

