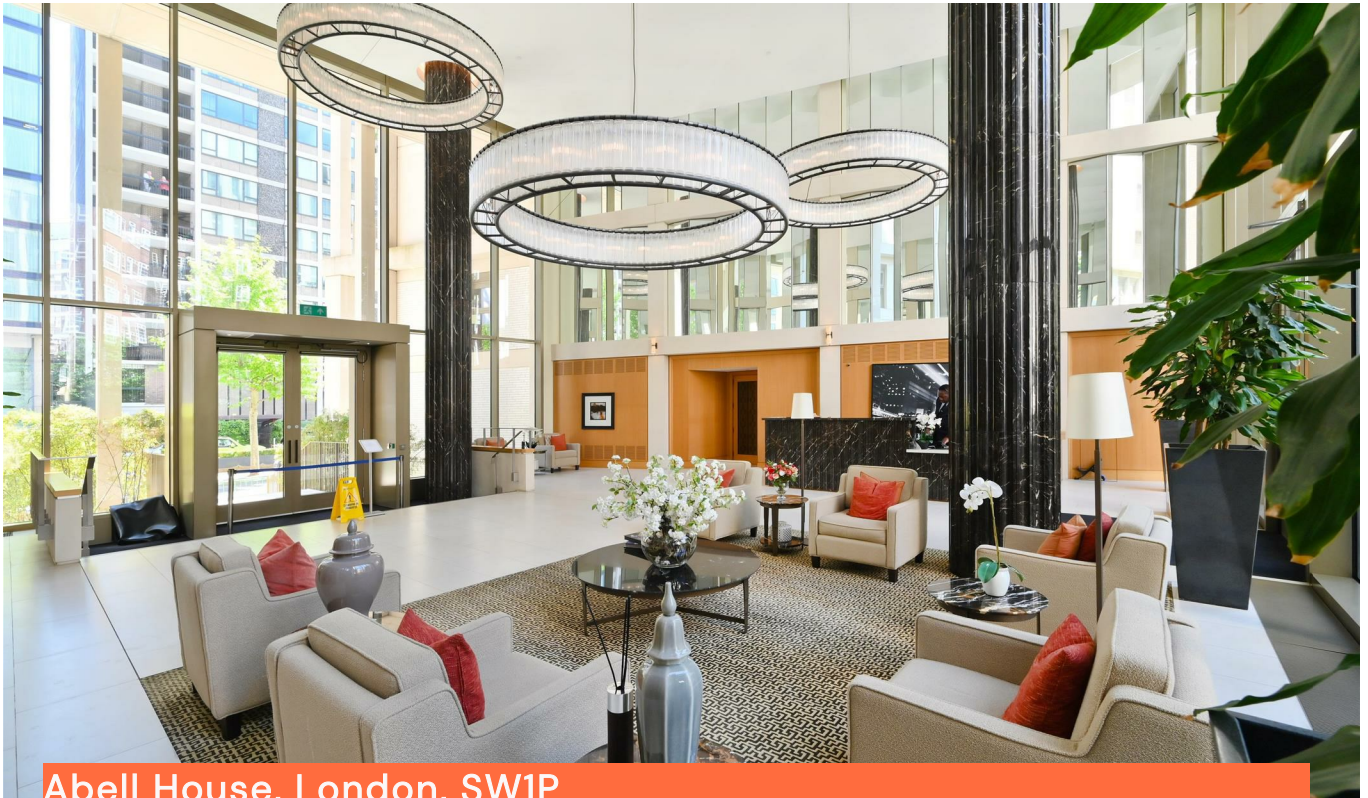




Abell House, London, SW1P



£1,850,000

Experience exquisite living in this elegant two-bedroom apartment set within the prestigious Abell & Cleland development — one of Westminster's most exclusive residential addresses.

Spanning an impressive 1,229 sq ft, this beautifully appointed home offers a spacious open-plan reception area with floor-to-ceiling windows and direct access to a private balcony enjoying charming city views. The bespoke kitchen features high-quality integrated appliances, while the two double bedrooms include generous fitted storage and two luxuriously finished bathrooms, one of which is en suite.

Designed for refined comfort, the apartment boasts comfort cooling, engineered wooden flooring, and meticulous attention to detail throughout.

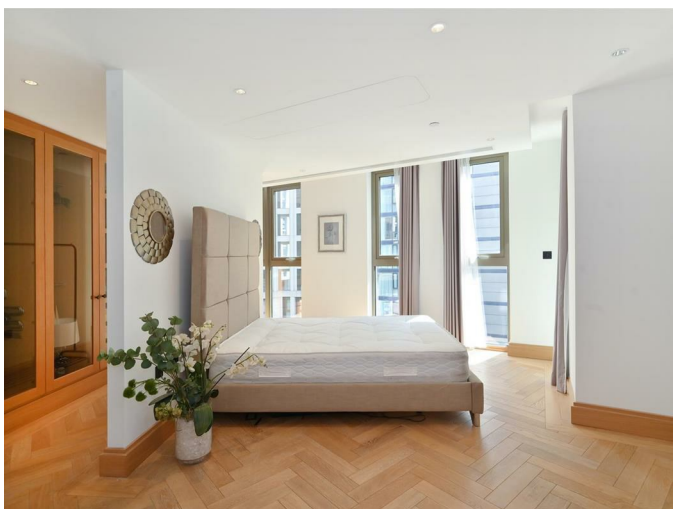
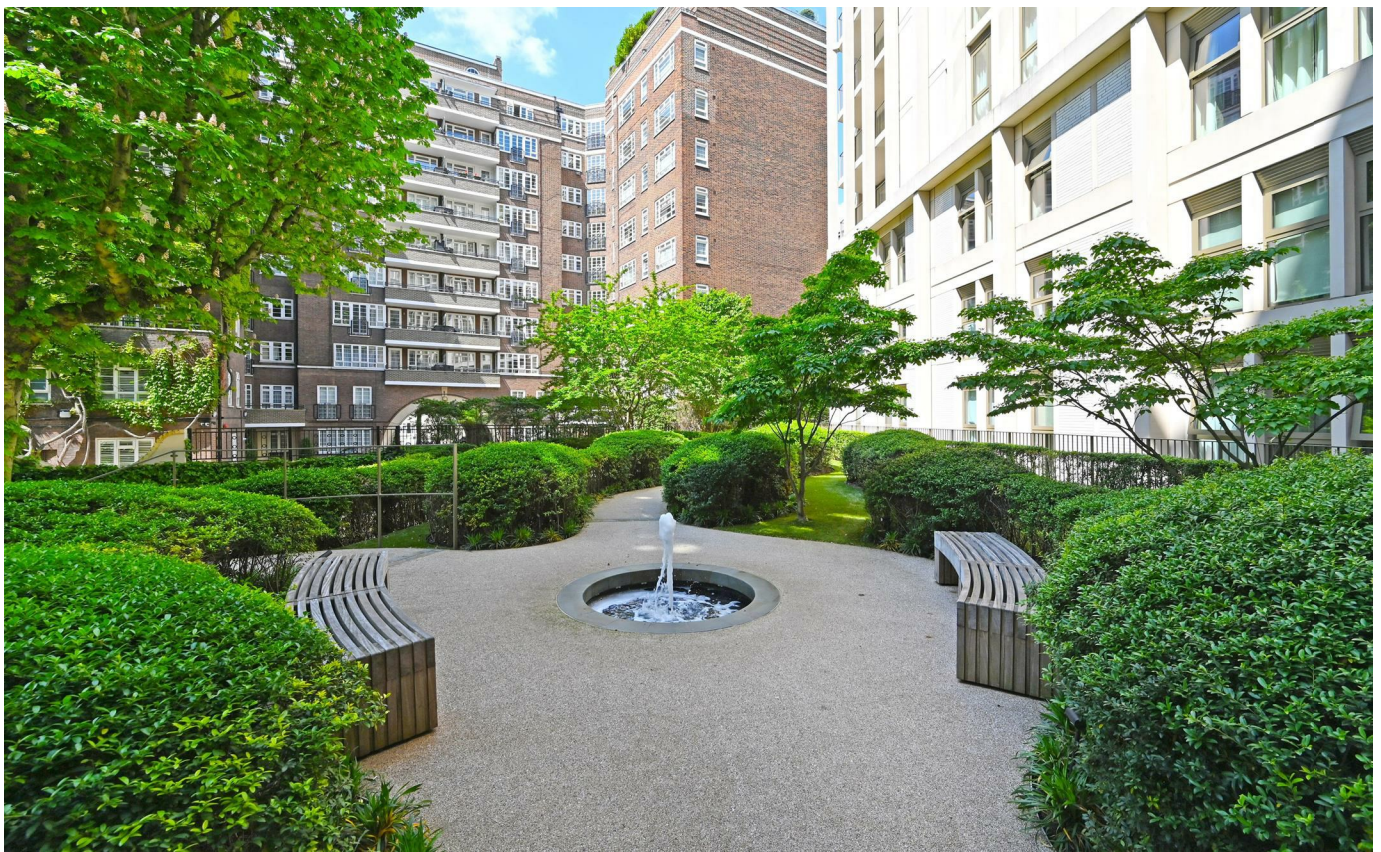
Residents of Abell & Cleland benefit from world-class amenities including a 24-hour concierge, swimming pool, fully equipped gym, landscaped communal gardens, and meeting rooms, creating a lifestyle of ease and sophistication.

Perfectly positioned in the heart of Westminster, moments from the Houses of Parliament, St James's Park, and Victoria, the development enjoys a peaceful yet connected setting — surrounded by boutique shops, renowned restaurants, and cultural landmarks.

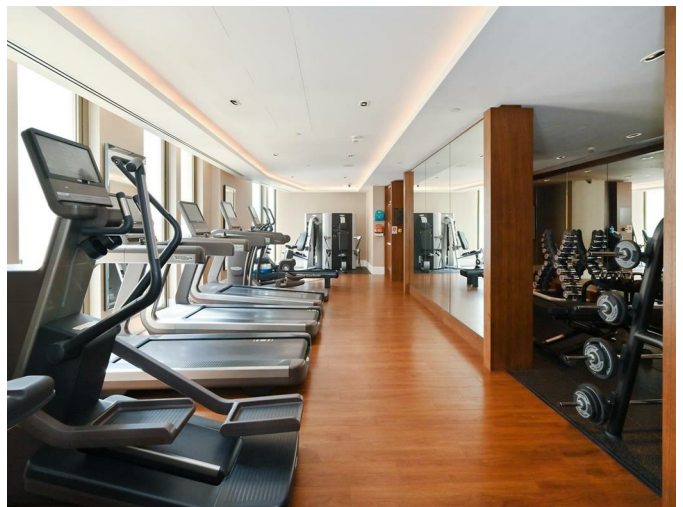
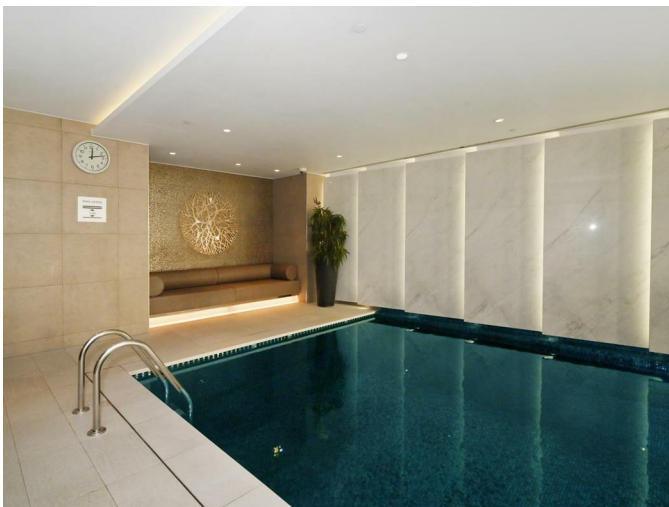
An outstanding opportunity to own a luxurious residence in one of London's most distinguished postcodes.

- 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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