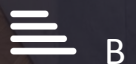


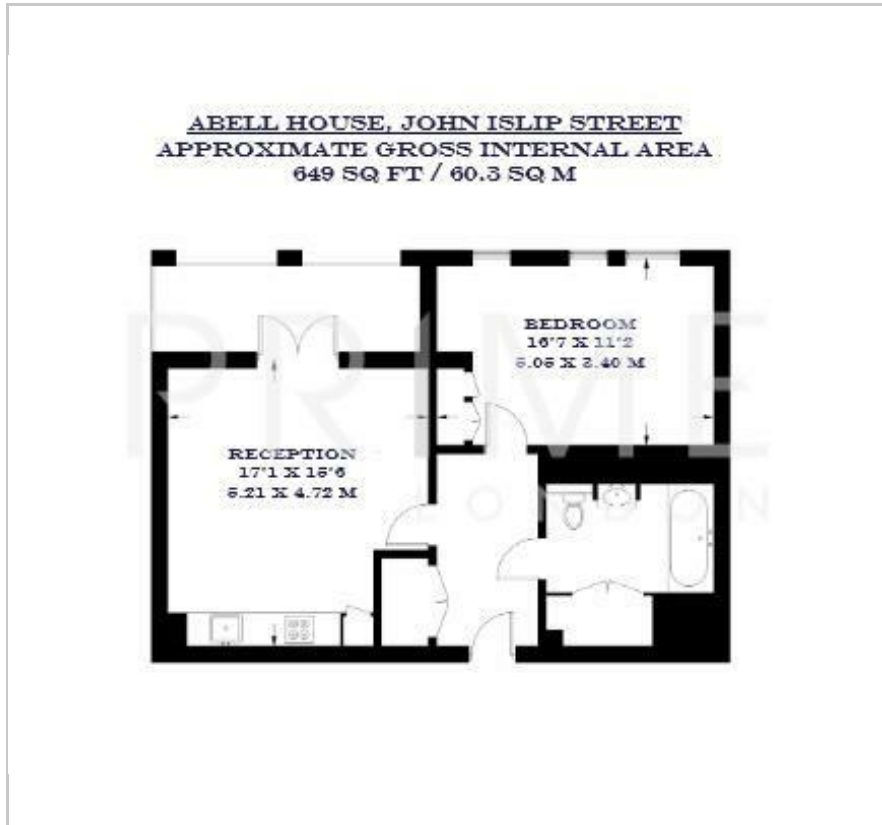
## Abell House

31 John Islip Street, Westminster, SW1P 4FE

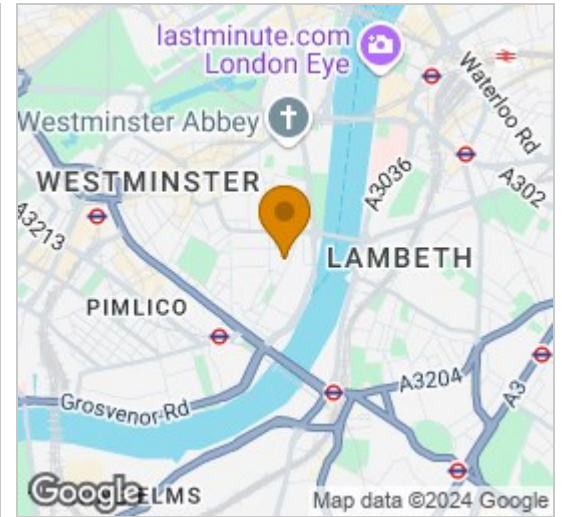
Asking Price £840,000



## 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.

- Luxurious one bedroom ▪ 649 sq ft (60.3 sqm) apartment
- Generously sized balcony ▪ Comfort cooling and wooden flooring throughout.
- Resident's gym, swimming pool, communal gardens and meeting rooms ▪ 24 hour concierge

This bright one bedroom apartment, set in the prestigious development Abell & Cleland, is available for chain free sale through Prime London.

Totalling 649 sq ft (60.3 sqm), this property comprises an open plan reception and a fully fitted high-end kitchen, leading on to a generously sized balcony. Additionally, one double bedroom with ample storage, and one bathroom. The property also benefits from comfort cooling and wooden flooring throughout.

Residents of Abell & Cleland 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 & Cleland 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.



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.