



REAL  
ESTATE



## Abell House, John Islip Street, Westminster, London SW1P 4FE

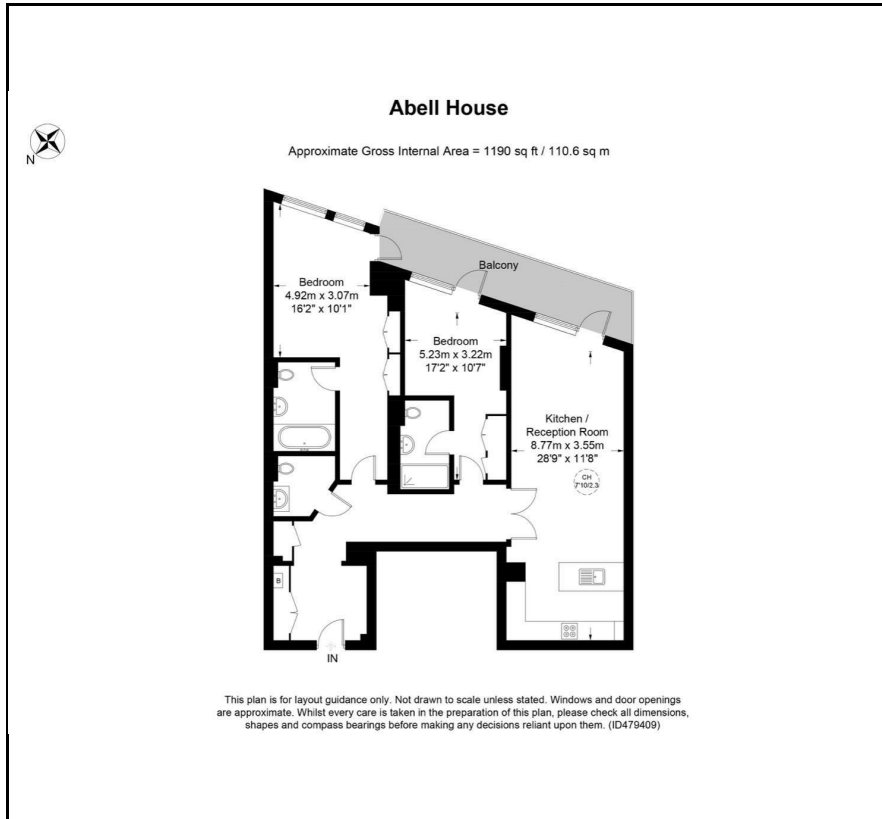
The flat has an open plan reception room with a fully fitted kitchen, two spacious en-suite bedrooms with generous built-in storage and a guest toilet. Floor-to-ceiling windows and south facing aspects create loads of natural light throughout the day.

Abell & Cleland is a well known development in the heart of Westminster, minutes away from London's most historical landmarks. The development offers a wide range of facilities such as a health spa with a gym and swimming pool, 24 hours concierge service and communal gardens.

**Price £1,995,000**

- 2-bedroom, 2 bathroom
- 3rd floor
- South facing balcony
- Quality finishings, modern appliances
- Residents' garden
- 24/7 concierge service
- Spa facilities
- Swimming Pool, Gym
- Parquet flooring, luxury carpeting
- Bright and spacious

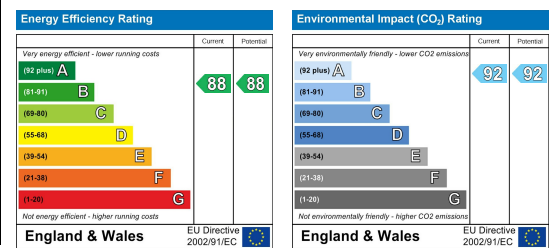
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our AZ Real Estate Office on 0203 871 4074 if you wish to arrange a viewing appointment for this property or require further information.

Transport connections:

13 minutes walk to St. James' Park underground station  
10 minutes walk to Pimlico underground station  
10 minutes walk to Millbank Pier

Tenure – Leasehold

Length of lease (years remaining) – 999 years from 2013 (990 years remaining)

Annual ground rent amount (£) – £700

Annual service charge amount (£) – £11,911

Council tax band (England) – G



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.

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