



31 John Islip Street, Westminster
London SW1P

GARTON JONES.COM



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£2,200,000 Leasehold

We are pleased to offer this fabulous 2 bedroom apartment for sale located on the 9th floor (with lift) of this luxury new building close to the River Thames, the Houses of Parliament and Tate Gallery. This bright and spacious apartment measures at 1079sq.ft (100sq.m) and has a triple aspect open plan reception room with a smart integrated kitchen, roof top views taking in iconic landmarks including Battersea Power Station and Westminster Cathedral, there are two private terraces, excellent storage including a walk-in wardrobe to the master bedroom and a large utility cupboard, 2 luxury bathrooms (1 en-suite), comfort cooling, wood flooring and use of secure underground parking space. Residents of Abell House will benefit from a 24-hour concierge service, as well as a health spa with swimming pool and fitness centre. You will be within walking distance to the amenities of Horseferry Road and Victoria Street which include many shops and a Curzon Cinema. The development is also located next door to the international headquarters of Burberry and opposite the Westminster Hotel. The transport links of St James's Park, Westminster and Victoria are all within walking distance. The property is sold with vacant possession and an EWS1 is available upon request.

Westminster Council Tax Band G (London Borough of Westminster)

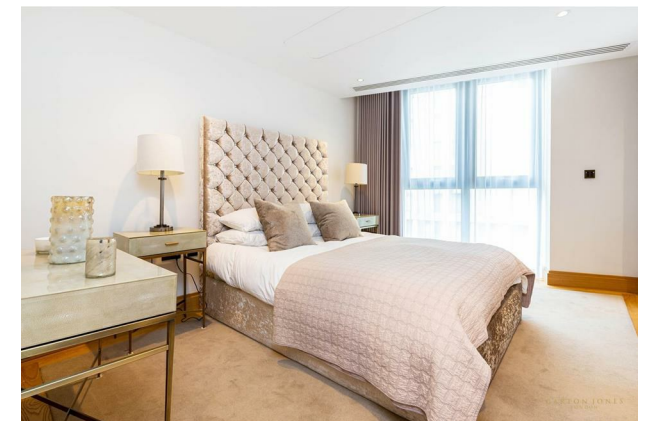
Leasehold: 999 years from 2016

Service Charges: £10,000 Per Annum

Ground Ret: £500 Per Annum

EPC Rating B (84)

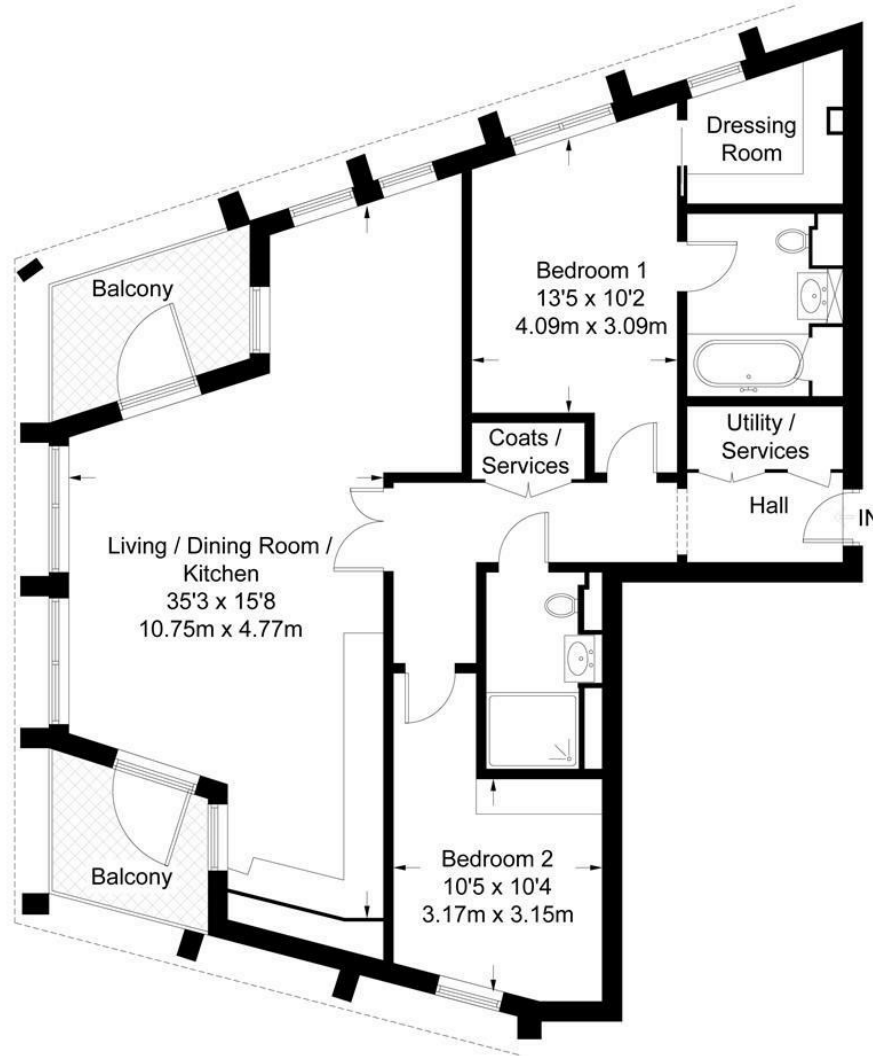
- Stunning 2 Bedroom Apartment
- 1079sq.ft (100sq.m)
- 9th Floor (With Lift)
- Triple Aspect Open Plan Reception Room
- Integrated Kitchen
- 2 Luxury bathrooms (1 En-Suite)
- 2 Private Terraces with Roof Top Views
- Secure Underground Parking
- 24 Hour Concierge & Residents Health Spa with Gym & Swimming Pool
- Walking Distance to St James's Park, Westminster & Victoria Transport Links & Amenities



EPC certificate available on request.

Abell House

Approximate Gross Internal Area = 1079 sq ft / 100.2 sq m



Ninth Floor

