



31 John Islip Street, Westminster  
London SW1P

GARTON JONES.COM





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## £895,000 Leasehold

We are pleased to offer this fabulous one bedroom apartment for sale located on the 2nd 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 548 square feet and is sold with vacant possession including a full furniture pack. The accommodation comprises of an open plan reception room with a smart integrated kitchen, double bedroom with fitted wardrobes and a luxury bathroom. Other features include comfort cooling, wood flooring and the use of secure underground parking. Residents of Abell House will benefit from a 24-hour concierge service, as well as a health spa with swimming pool and fitness centre. John Islip Street is extremely convenient for access to many of the renowned local landmarks which include the Houses of Parliament, Westminster Abbey, Tate Britain and the River Thames. Local transport links are excellent and include St James's Park, Westminster and Victoria Station which also provides mainline UK services including the Gatwick Express as well as the underground services. The area has an abundance of amenities such as Sainsbury's, Waitrose, Marks & Spencer's and a Curzon Cinema plus following on from the extensive regeneration of Victoria street a selection of many new restaurants to complement existing ones such the Vincent Rooms, The Cinnamon Club, the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. The development is EWS1 compliant and certification can be provided upon request.

Westminster Council Tax Band E (London Borough of Westminster)  
Service Charges: £6826 Per Annum  
Ground Ret: £768 Per Annum  
Long Leasehold: 999 years from 2013 (988 Years Remaining)  
EPC Rating B (85)

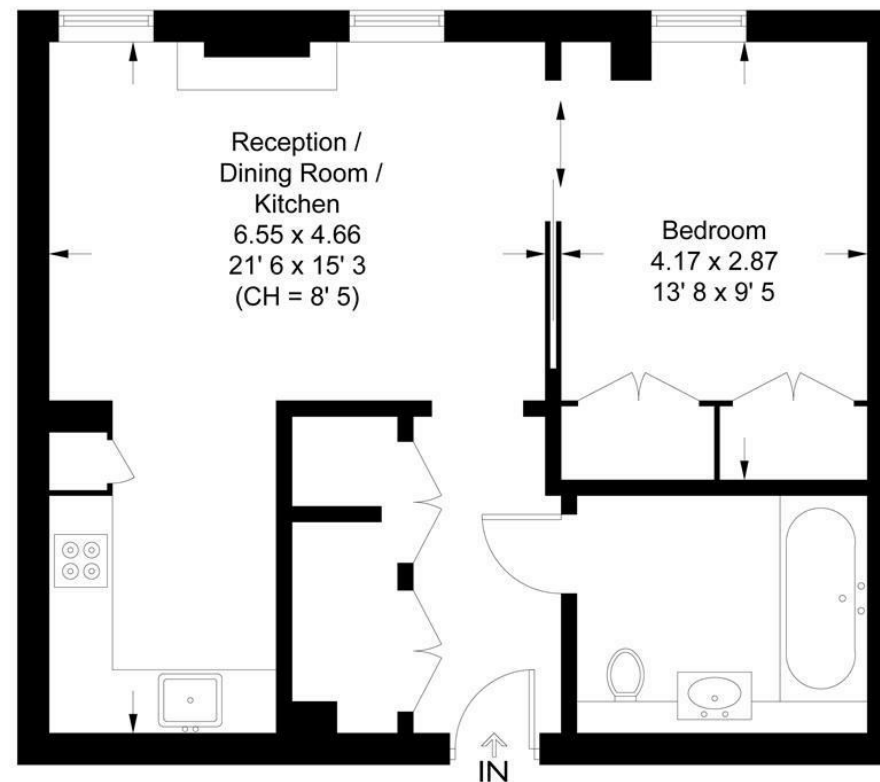
- Stunning One Bedroom Apartment
- 548 Square Feet (50.9 Sq.M)
- 2nd Floor (Lift)
- Open Plan Reception Room
- Integrated Kitchen
- Luxury Bathroom
- Sold With Vacant Possession & EWS1 Available
- Secure Underground Parking
- 24 Hour Concierge & Residents Health Spa with Gym & Swimming Pool
- Walking Distance to St James's Park, Westminster & Victoria Transport Links & Amenities



EPC certificate available on request.

**Abell House**

Approximate Gross Internal Area = 548 sq ft / 50.9 sq m

GARTON JONES  
LONDON**Second Floor**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.





