



31 John Islip Street, London
SW1P

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, SW1P

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£2,400,000 Leasehold

We are pleased to offer this fabulous 3 bedroom apartment available for sale located on the 4th floor (with lift) of this luxury development close to the River Thames. This bright and spacious apartment measures at 1354 Square Feet (125.8 Sq. M) and is sold with vacant possession. The accommodation comprises of an open plan reception room with a smart integrated kitchen, there are three double bedroom with fitted wardrobes and 3 luxury bathrooms, 2 of which are en-suites. 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 and Tate Britain. 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.

Council Tax Band G (London Borough of Westminster)
Long Leasehold: 999 Years From 2016 (991 Years Remaining)
Service Charges: £14,000 Per Annum
Ground Rent: £500 Per Annum
EPC Rating B (88)

- Stunning 3 Bedroom Apartment
- 1354 Square Feet (125.8 Sq.M)
- 4th Floor (Lift)
- Reception Room
- Open Plan Integrated Kitchen
- 3 Luxury Bathrooms (2 En-Suites)
- Available Immediate Occupation
- Sold With Vacant Possession
- 24 Hour Concierge & Residents Health Spa with Gym & Swimming Pool
- Walking Distance to St James's Park, Westminster & Victoria Transport Links & Amenities



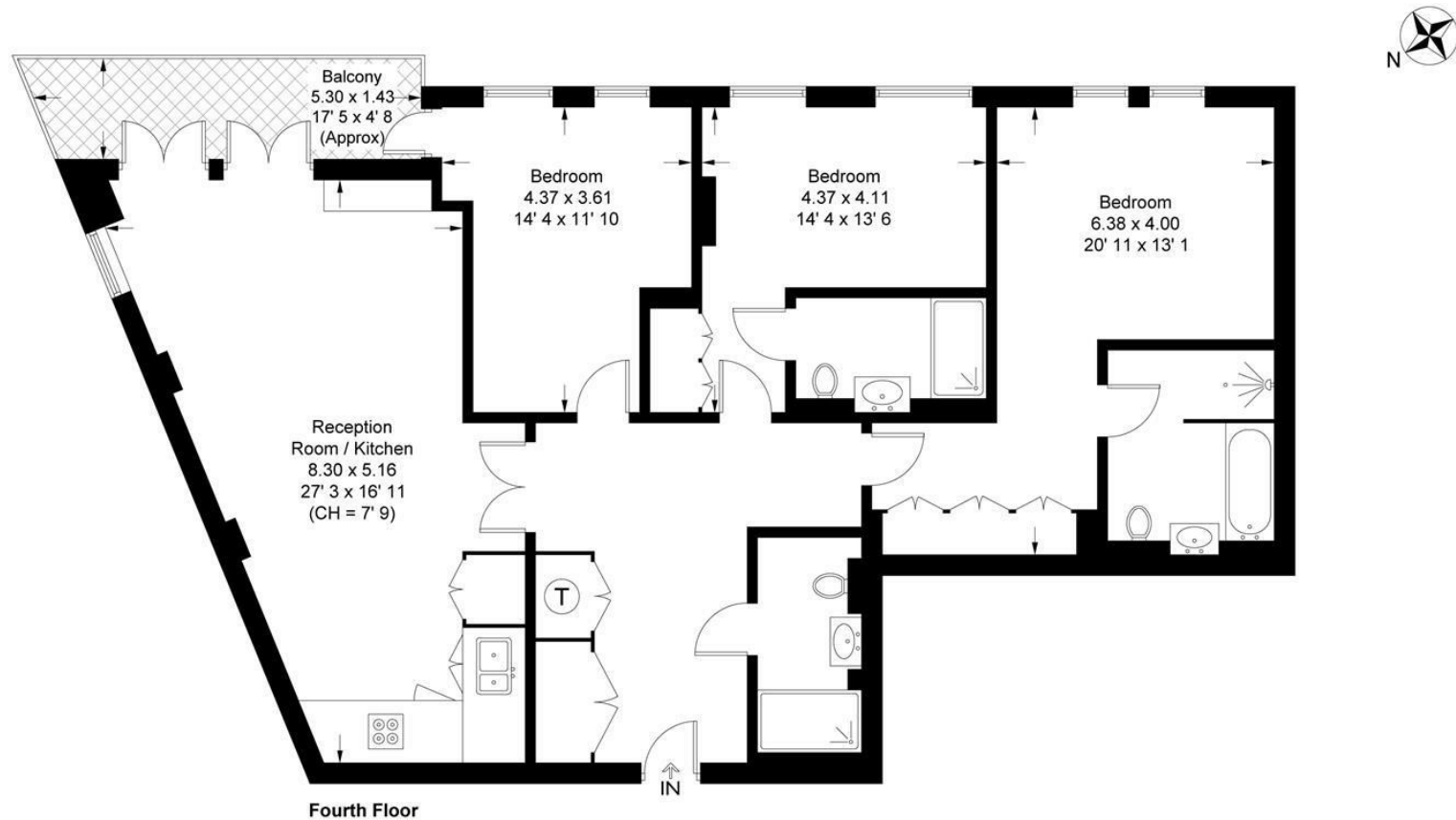
EPC certificate available on request.

Abel House

Approximate Gross Internal Area = 1354 sq ft / 125.8 sq m

Balcony = 78 sq ft / 7.3 sq m

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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.



