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GARTON JONES.COM



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£1,950,000 Leasehold

A beautifully presented two bedroom apartment located in the luxury new building being developed by Berkeley Homes in the heart of Westminster. This very bright and spacious apartment measures at approximately 1154 Square Feet and further benefits from an open plan dual aspect reception room with floor to ceiling windows, a contemporary fitted kitchen, large utility cupboard, luxury bathrooms (en-suite to master bedroom), balcony and good storage throughout. The apartment has been finished to the highest standard throughout. Residents benefit from on-site amenities such as 24 hour concierge, a health spa with swimming pool and fitness centre, business centre and beautiful landscaped gardens. Abell House is within walking distance to the shopping facilities of Victoria Street as well as the excellent transport services of Westminster and Pimlico as well as The River Thames, Houses of Parliament and Tate Gallery which are all on the door step.

Service Charges: £7200 per annum
Ground Rent: £500 per annum
Leasehold: 999 Years Remaining

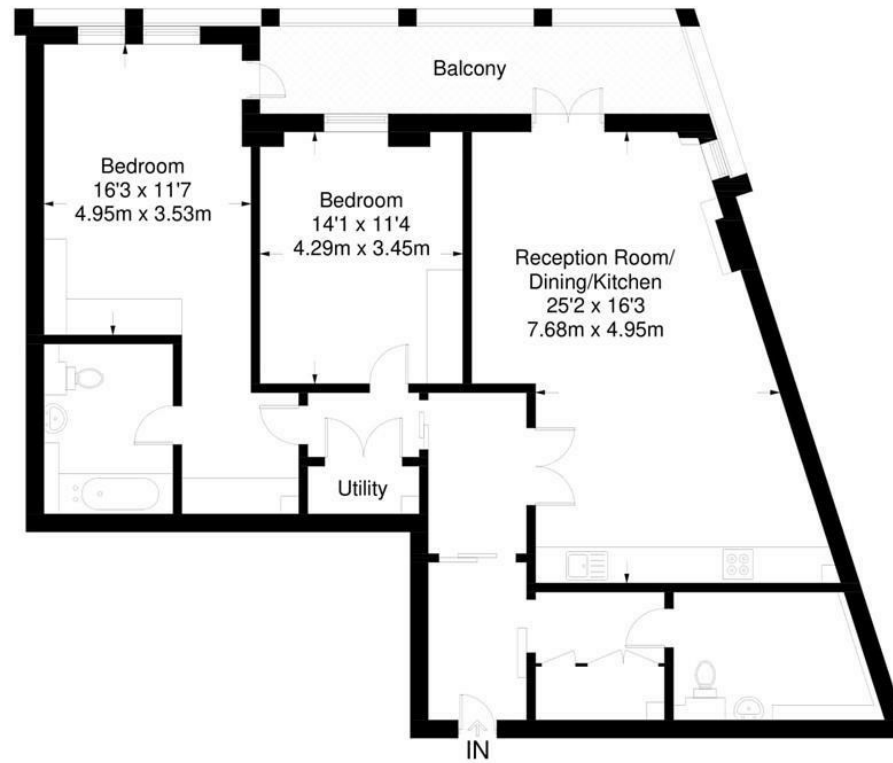
EPC certificate available on request.

- 2 Double Bedroom Apartment
- 2 Luxury Bathrooms (1 En-suite)
- Open Plan Reception Room
- 1,154 SQ FT/ 107 Sq M
- Smart Integrated Fitted Kitchen
- 24 Hour Concierge
- Residents Health Spa With Gym & Swimming Pool
- Moments From St James Park, Westminster & Pimlico Transport Links



Abell House

Approximate Gross Internal Area = 1154 sq ft / 107.2 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

