



Abell House 31 John Islip Street,
Westminster, SW1P

Asking Price £2,200,000, Leasehold

NAPIER WATT

T: 0207 935 0011
E: enquiries@napierwatt.co.uk
W: napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF







Description

A fantastic two-bedroom, top floor apartment with amazing outlook, in this superb development near the river. The property is approximately 1,079sq.ft (100sq.m) and is set on the 9th floor (with lift) of this luxury new building near the Houses of Parliament and Tate Gallery.

Benefitting from being triple aspect, the property is wonderfully bright and comprises an open plan living room with a smart integrated kitchen, two private terraces, excellent storage including a walk-in wardrobe to the master bedroom and a large utility cupboard, two luxury bathrooms (one en-suite). The flat also boasts comfort cooling, wooden flooring and parking space. Residents of Abell House benefit from a 24-hour concierge service, health spa, swimming pool and fitness centre.

: Entrance Hall : Reception Room With Dining Area : Open Plan Fitted Kitchen : Master bedroom With Dressing Room and Ensuite : 2ND Bedroom : Shower Room : 2 X Balcony : Parking : Pool : Gym : Concierge :

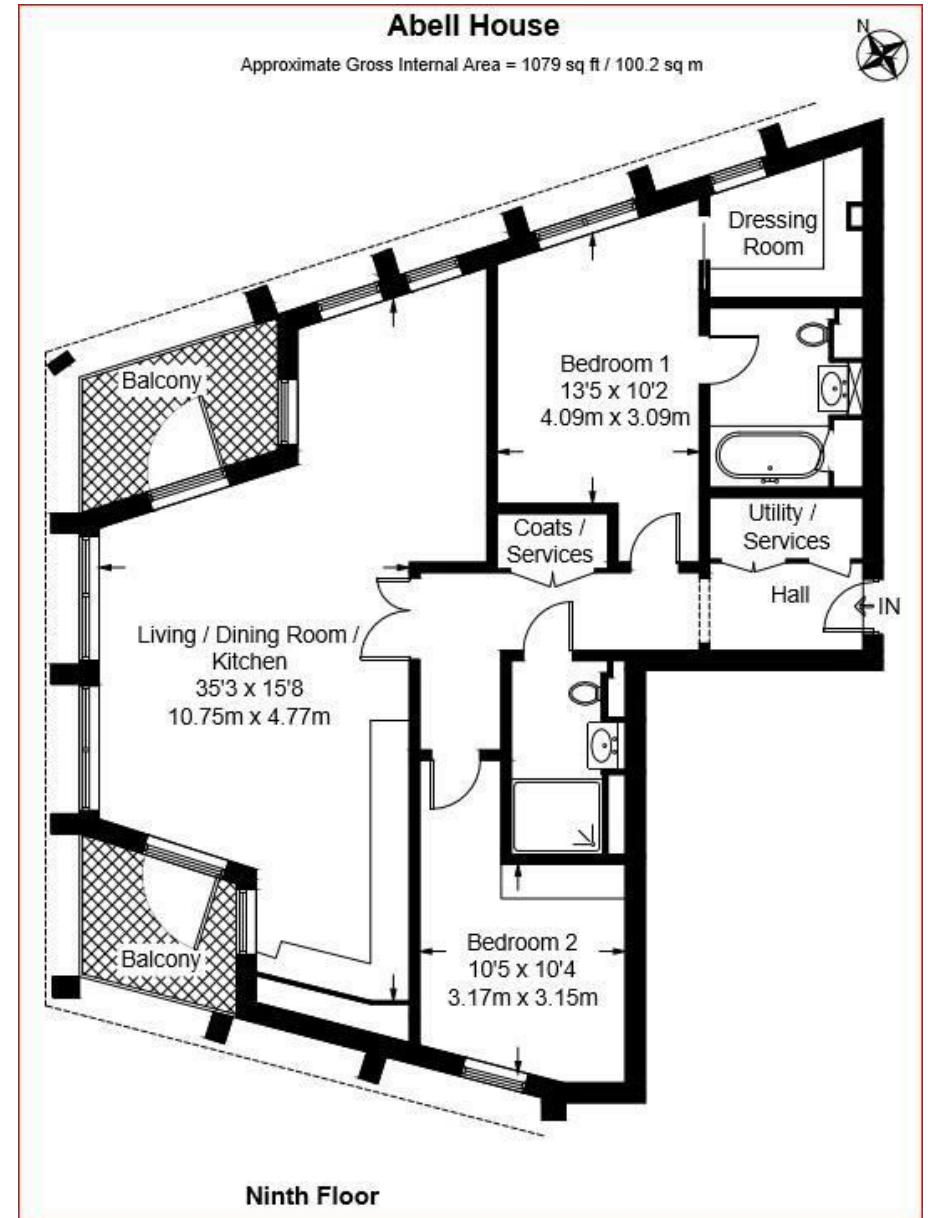
Key Features

- 24 HOUR CONCIERGE
- SWIMMING POOL
- GYM
- PARKING SPACE
- LARGE LIFTS
- BEAUTIFUL LOBBY
- 2 X BALCONY
- TOP FLOOR WITH VIEWS

Terms

Leasehold : 999 years from 1 January 2013 ie 988 years

Council Tax : Westminster Band G



IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.