



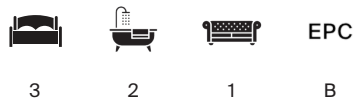
ABELL HOUSE, JOHN ISLIP STREET

Westminster, SW1P



A LUXURIOUS APARTMENT IN THE HEART OF WESTMINSTER

Situated on the ground floor, this beautifully designed property offers modern living that perfectly complements its prestigious surroundings.



Local Authority: City of Westminster
Council Tax band: B

Tenure: Leasehold. Approximately 986 years

Ground rent: £1,305.80 per annum*

Service charge: £15,388.52 per annum*

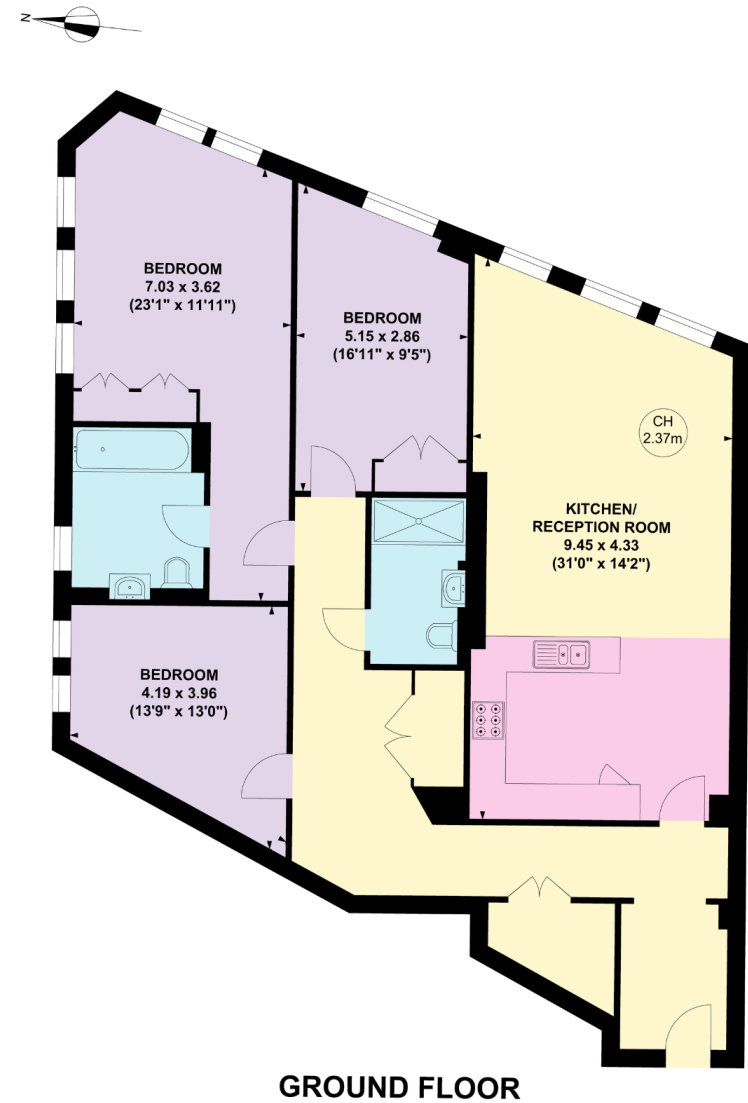
Guide Price: £1,500,000



Abell House is located within a thriving neighbourhood, with all the shopping, leisure and entertainment amenities essential for exclusive central London living. The nearest station is Pimlico for the Victoria line. The property is also close to the underground station at Victoria served by the District, Circle and Victoria lines and equidistance from St James' Park Stations. Residents will enjoy access to premium amenities, including a swimming pool, gym, steam and sauna rooms, as well as a 24-hour concierge service. The accommodation features three spacious bedrooms, two bathrooms, and a large open-plan kitchen with a joint reception room. Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice.

Please note, we have been unable to obtain review periods and next review dates for the service charge and ground rent. Please make your own enquiries.



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Approximate Gross Internal Area = 124.56 sq m / 1340 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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Your partners in property

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