



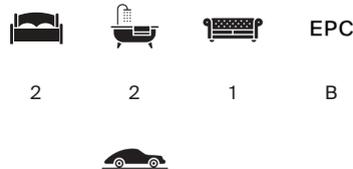
ABELL HOUSE

Westminster SW1P



THE HEART OF WESTMINSTER

This beautifully presented two-bedroom apartment is situated on the fourth floor of the highly sought-after Abell House development.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approximately 985 years remaining

Ground rent: £1,075.36 per annum

Service charge: £14,000 per annum, next review date 2027

Guide Price: £1,875,000



IDEAL MODERN LIVING

Offering approximately 1,169 sq ft of well-balanced accommodation, the flat combines generous lateral space with exceptional amenities and a prime central London location.

The apartment features an impressive open-plan reception room and kitchen, opening directly onto a private balcony. This spacious living area provides the ideal setting for both everyday living and entertaining, with excellent natural light and a contemporary integrated kitchen.







AN OUTSTANDING RANGE OF ON-SITE FACILITIES

The principal bedroom suite benefits from generous proportions, fitted wardrobes, and an ensuite bathroom and access onto a balcony. A second double bedroom is served by a separate guest bathroom, positioned conveniently off the hallway.

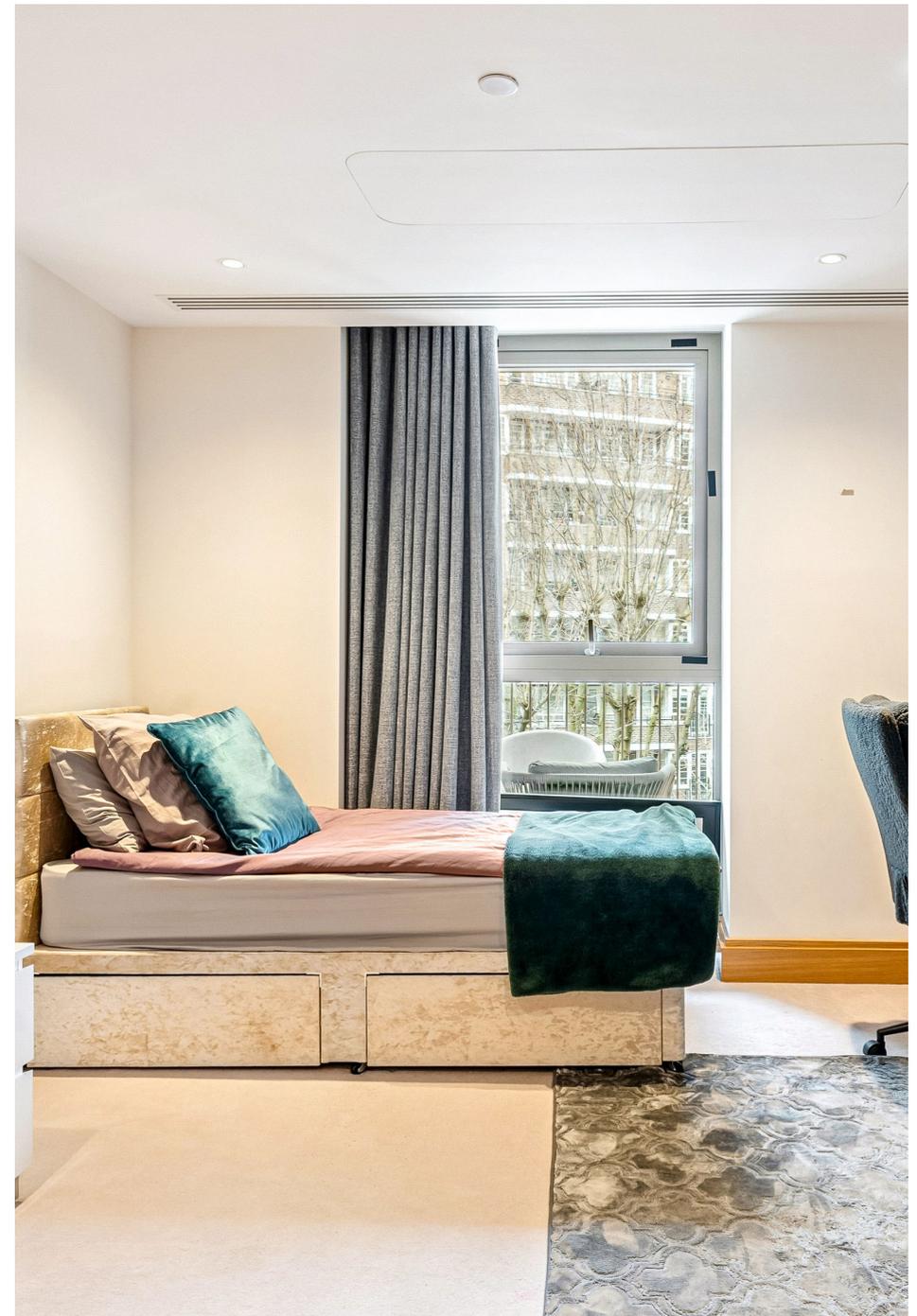
Residents of Abell House enjoy an outstanding range of on-site facilities, including a 24-hour concierge, residents' gym, swimming pool, sauna, and a dedicated business suite. The building also benefits from lift access and secure entry throughout. Secure underground parking is included with the property, adding further convenience and value.



POSITIONED IN A DESIRABLE LOCATION

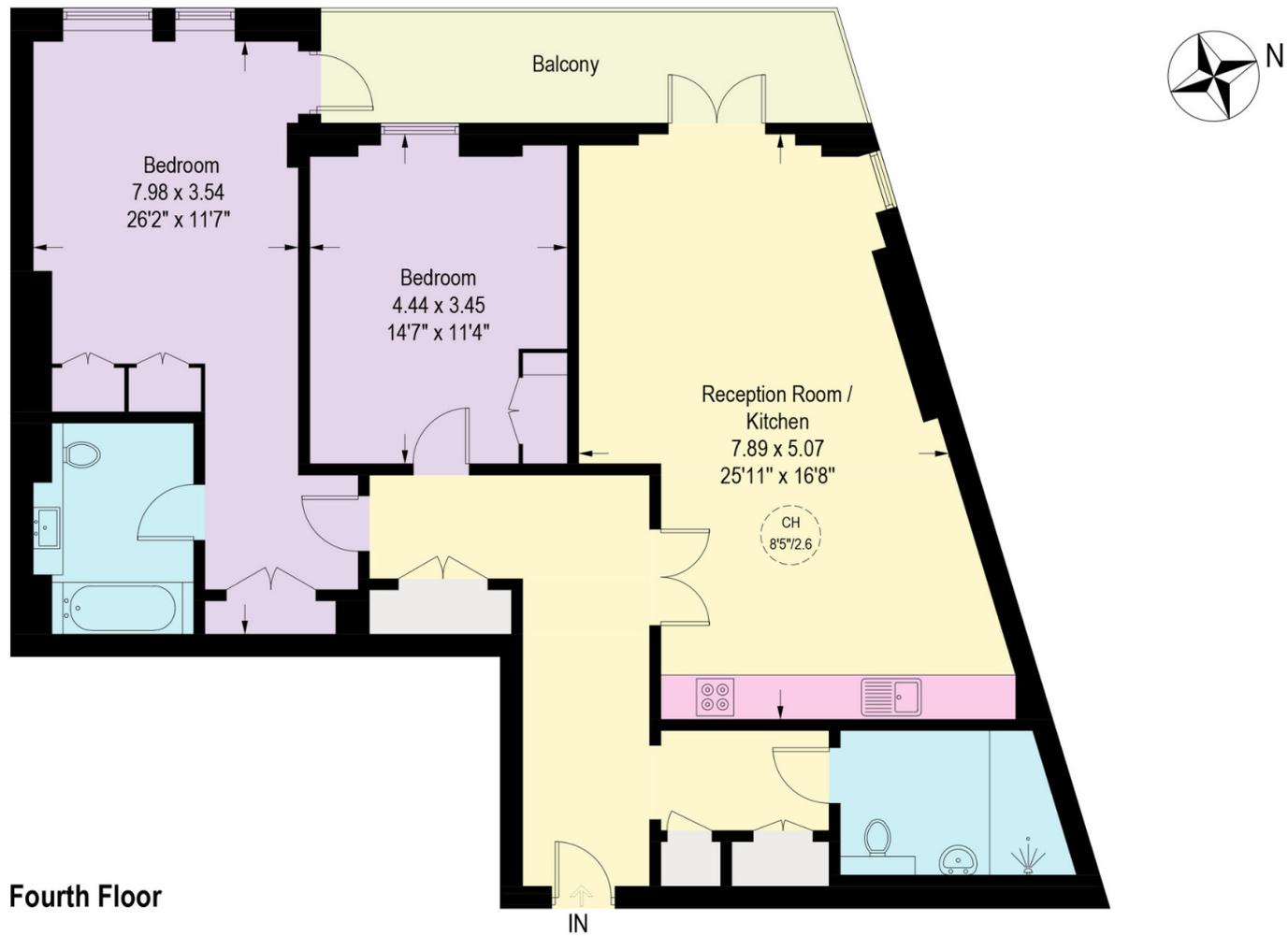
The property is quiet as it faces away from the streets and is located within a mile of St James's Park and all the amenities of Westminster and Victoria. You can also access the Victoria line within half a mile of the property via Pimlico Station. St James's Park Station, Westminster Station and Victoria Station for the Victoria, District and Circle lines and Overground services are also within a mile of the property. All distances quoted are approximate.

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.









Fourth Floor

Approximate Gross Internal Area = 108.6 sq m / 1169 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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