



Abell House, Westminster, SW1P 4FE

£1,395 Per Week





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# Abell House

Westminster, SW1P 4FE

- Fully Furnished
- 1,079 sq ft (100.2 sqm)
- Residents' leisure suite including gym and pool
- Luxury two bedroom apartment
- Secure Parking
- 24 hour concierge

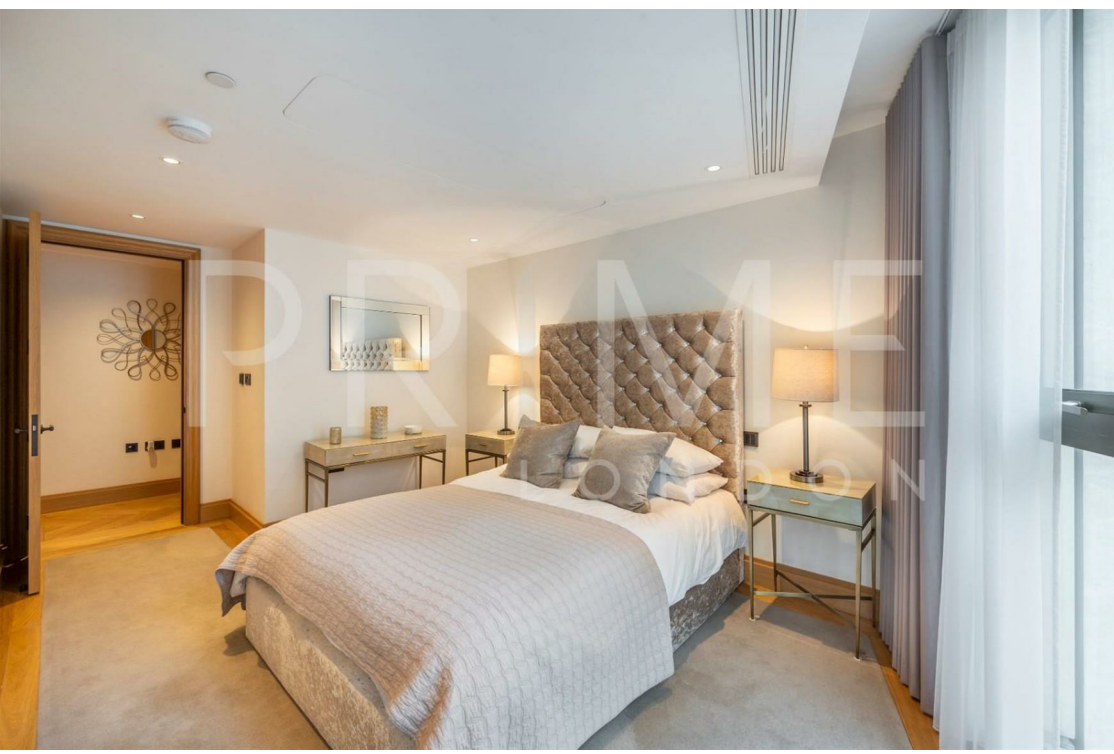
This immaculate two bedroom apartment, with secure parking and set in an excellent position within Abell House, featuring a 24 hour concierge, gym, swimming pool, landscaped gardens and meeting rooms, is available for lease through Prime London.

The spacious 1,079 sq ft (100.2 sqm) property comprises a triple aspect open plan reception, roof top views taking in iconic landmarks including Battersea Power Station and Westminster Cathedral, two private terraces, a fully fitted high-end kitchen, two double bedrooms with modified storage, and two beautifully finished bathrooms (one being en suite). The property also benefits from comfort cooling and wooden flooring throughout.

Noted as one of London's premier addresses, Abell & Cleland has been created to provide residences of exceptional quality. Close to the Division Bell area surrounding the Houses of Parliament, Abell & Cleland has been conceived by award-winning architects, as a range of apartments that match the grand surroundings of their remarkable Westminster location. Positioned to the south of St James Park and east of Victoria.

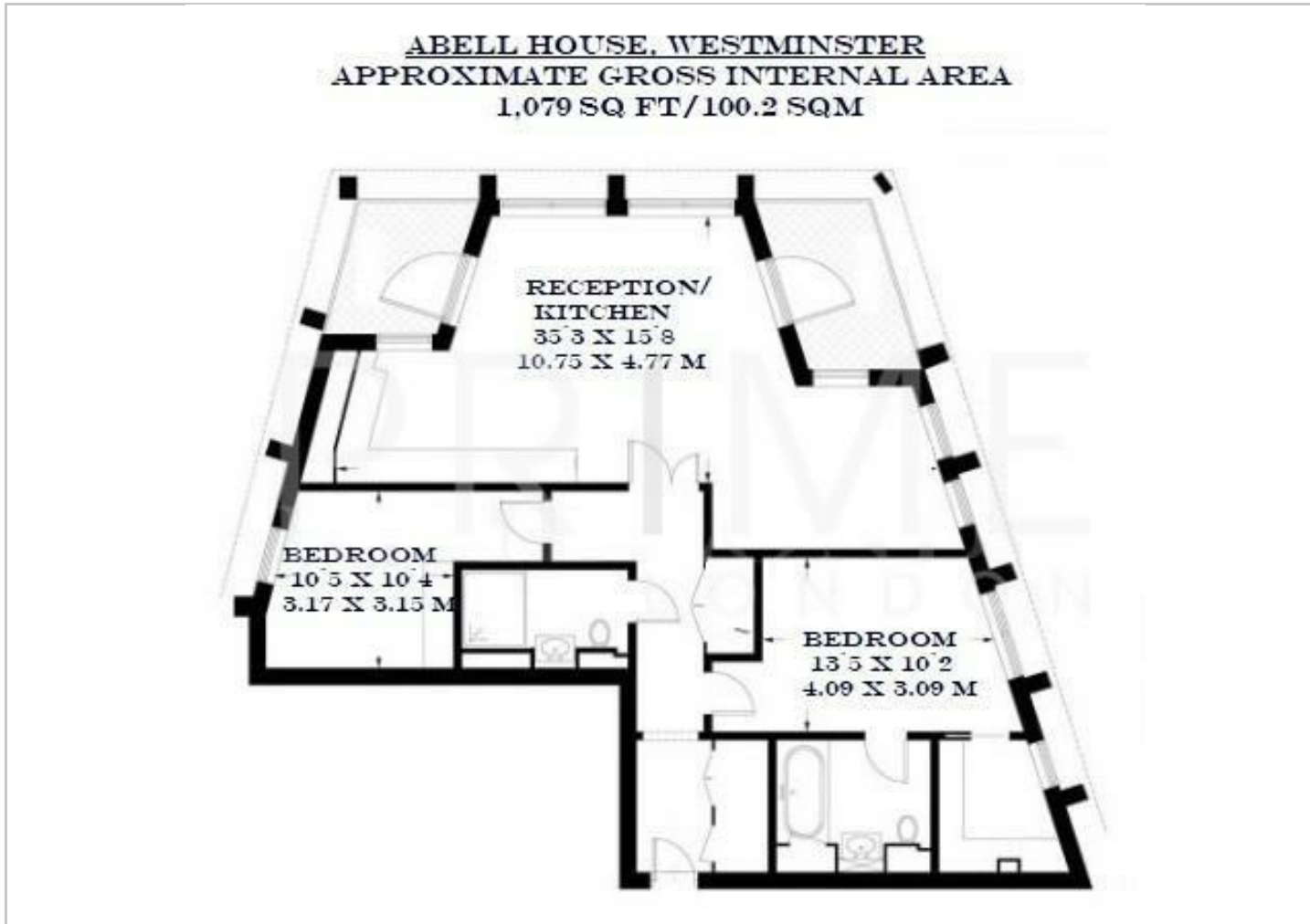
The area includes some of London's most iconic landmarks, yet retains a surprisingly village like atmosphere. The property is within reach of the many amenities, restaurants and shops of Victoria, Westminster and St James. Local park lands include: Green Park and St James's Park.







## Floor Plans



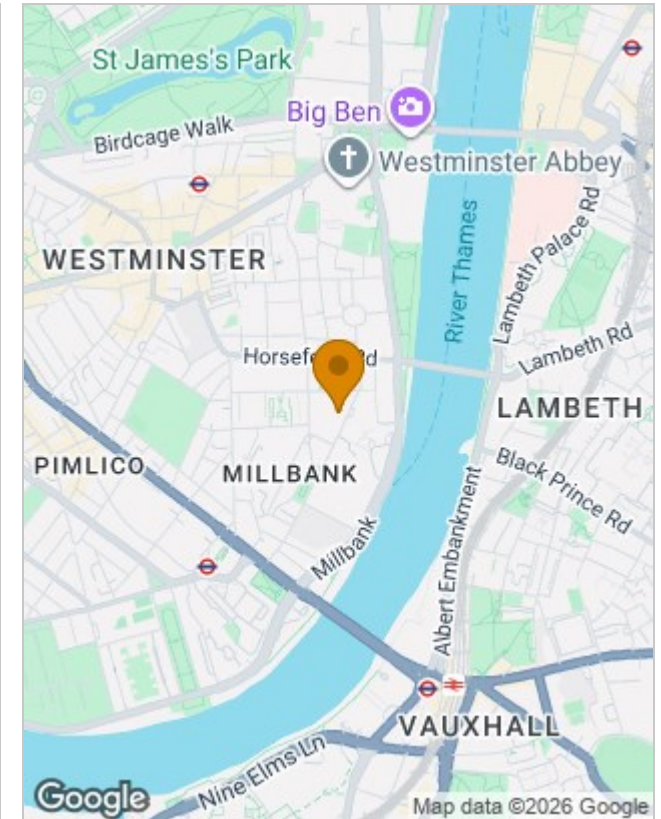
## Viewing

By appointment. Contact us if you wish to arrange a viewing appointment for this property, or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	