



REAL
ESTATE

Abell House, John Islip Street, Westminster, London SW1P 4FE



- Prestigious Abell House development in the heart of Westminster
- 7th floor
- Balcony
- Pool
- 2 underground parking spaces
- 3 bedrooms, 2 bathrooms
- Private Terrace
- 24/7 Concierge
- Gym
- Excellent transport links across Central London and beyond

Finished to a high specification throughout, the apartment offers generous living accommodation, premium fixtures and fittings, and modern integrated appliances. Floor-to-ceiling windows flood the interior with natural light, creating a bright and elegant living environment. Two allocated secure underground parking spaces are selling for an additional price.

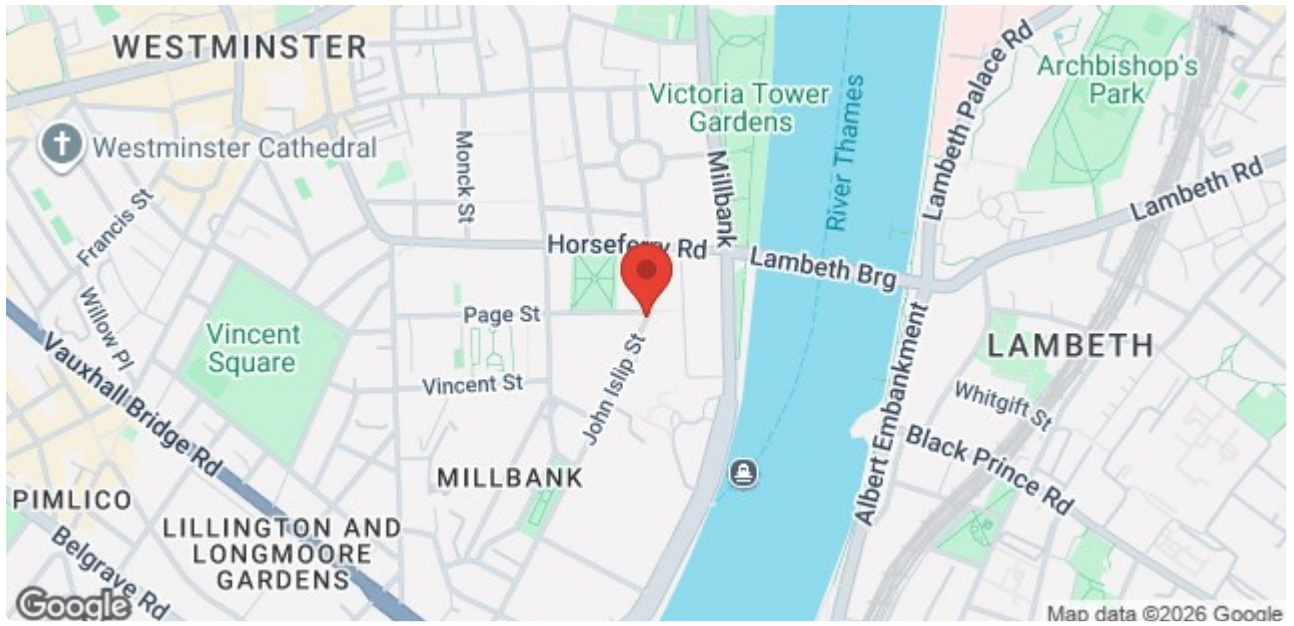
Abell House is a highly regarded residential development in the heart of Westminster, just moments from some of London's most iconic landmarks. Residents enjoy access to outstanding amenities, including a luxury health spa with a gymnasium and swimming pool, 24-hour concierge service, and beautifully maintained communal gardens.

Transport connections:

Price £2,200,000

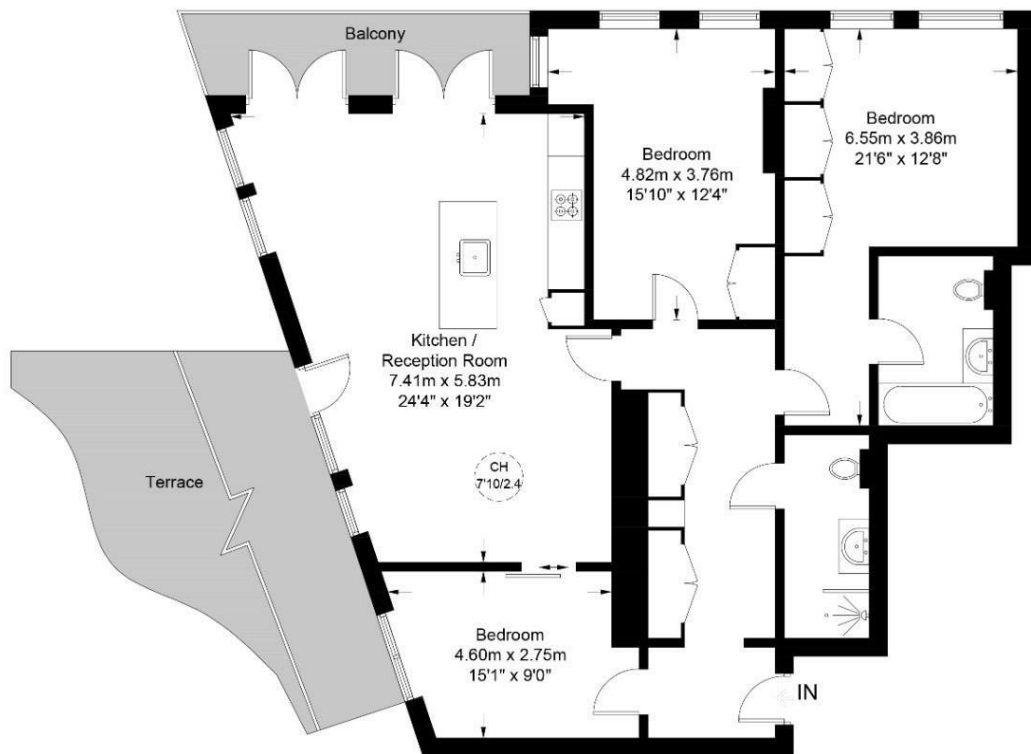
7 Marylebone Lane, London, W1U 1DB
T: 0203 871 4074 | welcome@azrealestate.uk





Abell House, SW1P

Approximate Gross Internal Area = 1210 sq ft / 112.4 sq m

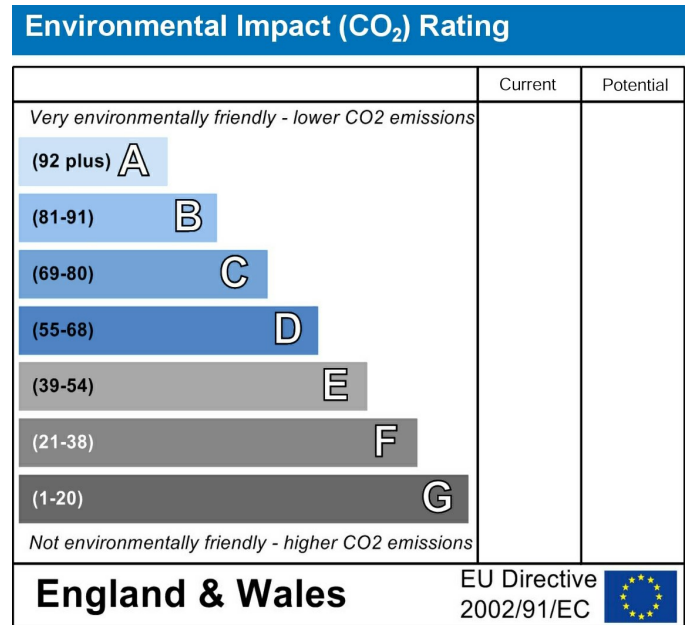
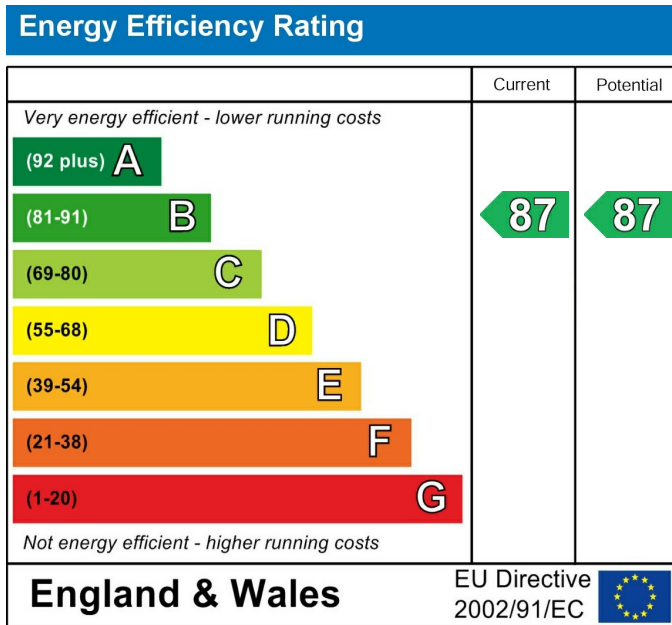


Seventh Floor



**Certified
Property
Measurer**

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. (ID910057)



A modern and luxurious apartment extending to 1,225 sq ft (113.8 sq m), situated on the 7th floor of the prestigious Abell House development. The property benefits from an exceptional private terrace, a feature exclusive to the 7th floor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

7 Marylebone Lane, London, W1U 1DB
T: 0203 871 4074 | welcome@azrealestate.uk