



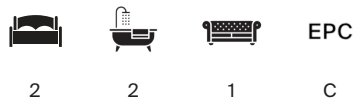
ABELL HOUSE

Westminster SW1P



A MASTERPIECE IN MODERN DESIGN

An immaculate two bedroom apartment for sale in Abell House, SW1.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold. Approximately 995 years remaining on the lease

Ground rent: £1,075.36 per annum, reviewed annually, please enquire for next review date.

Service charge: £16,106 per annum, reviewed annually, please enquire for next review date.

Guide Price: £1,800,000

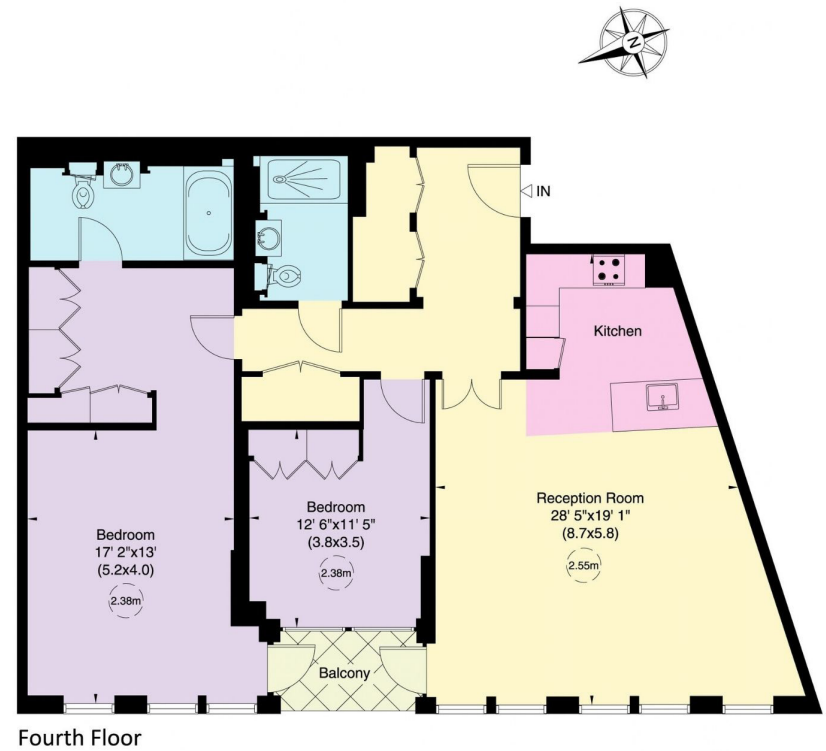


A large two bedroom lateral flat with excellent proportions. There is an open plan living room with Kuppertsbusch integrated appliances in the kitchen and a breakfast bar and access to a large private balcony.

Additionally, there is excellent storage throughout including built in wardrobes to both bedrooms as well as a utility cupboard and a further storage cupboard. There is a large en-suite master bedroom with a walk-in wardrobe. The second bedroom has use of a family bathroom.

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.

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.



Abell House, SWIP

Approximate Gross Internal Area = 129 sq m / 1393 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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