

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

The property offers plenty of living space with high quality finishings and modern appliances, while impressive floor-to-ceiling windows that create loads of natural light. The apartment is for sale with 2 allocated secure underground parking spaces.

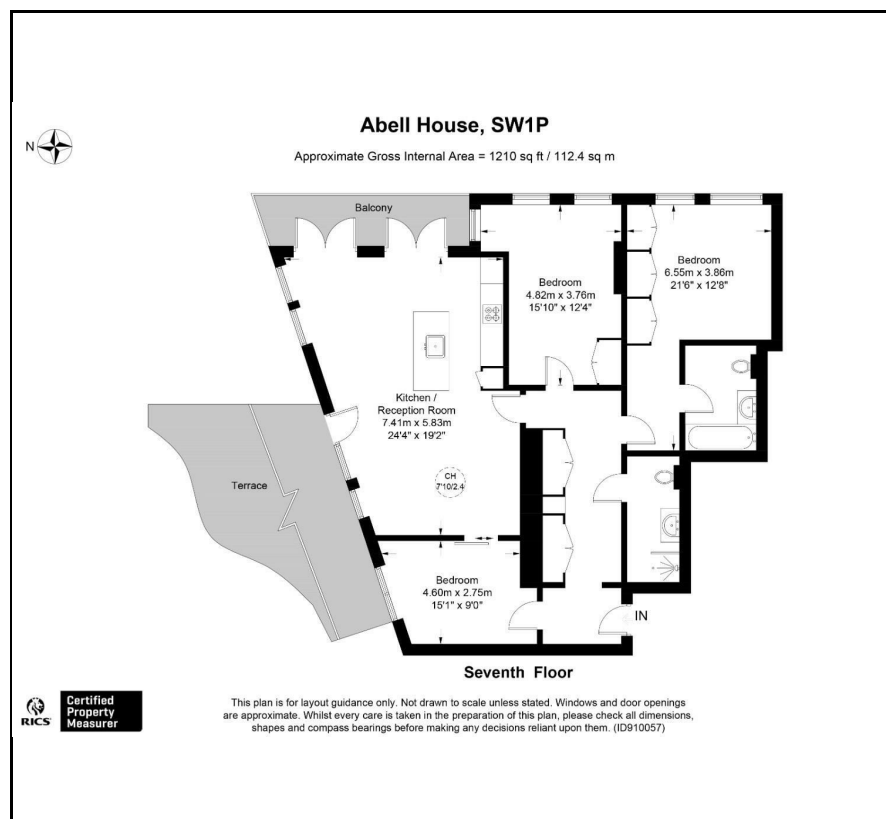
Abell House is a well known development in the heart of Westminster, minutes away from London's most historical landmarks. The development offers a wide range of facilities such as a health spa with a gym and swimming pool, 24 hours concierge service and communal gardens.

Transport connections:

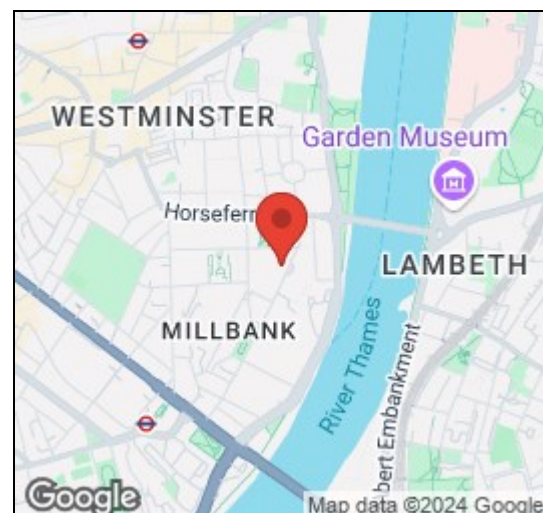
**Price £2,400,000**

- 3 bedrooms
- 2 bathrooms
- 7th floor
- Private Terrace
- Balcony
- 24/7 Concierge
- Pool
- Gym
- 2 underground parking spaces

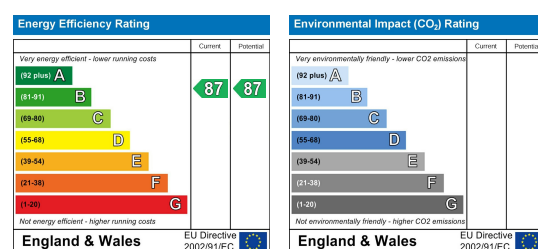
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our AZ Real Estate Office on 0203 871 4074 if you wish to arrange a viewing appointment for this property or require further information.

13 minutes walk to St. James' Park underground station  
10 minutes walk to Pimlico underground station  
10 minutes walk to Millbank Pier

Tenure - Leasehold  
Length of lease (years remaining) - 999 from 2013 (990 years remaining)  
Annual ground rent amount (£) - £900  
Annual service charge amount (£) - approx. £14,500  
Council tax band (England) - G



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