



John Islip Street, Westminster
London SW1P

GARTON JONES.COM



John Islip Street, Westminster
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£1,900,000 Leasehold

****EWS1 AVAILABLE**** A 2 double bedroom duplex apartment to rent of approx. 1047 sq.ft (97 sq.m) ground floor of this luxury modern development close to the River Thames, the Houses of Parliament and Tate Gallery. This apartment has been finished to an exceptionally high standard (furniture can be included via separate negotiation) and further benefit's from an open plan reception room, smart integrated kitchen with access to a private terrace which is ideal for entertaining in the Summer. Additionally there is excellent storage throughout including built in wardrobes to both bedrooms as well as a utility cupboard, 2 luxury bathrooms, comfort cooling, wood flooring and high ceilings. Residents of Abell House will benefit from a 24 hour concierge service, one secure underground allocated parking space, as well as a health spa with swimming pool and fitness centre. You will be within walking distance to the amenities of Horseferry Road and Victoria Street which include many shops, a Curzon Cinema and a host of new restaurants. The development is also located next door to the international headquarters of Burberry and opposite The Westminster Hotel which also offers in house dining services to the Abell House residents. The transport links of St James's Park, Westminster and Victoria are all within walking distance.

Long Leasehold: 995 Years Remaining
Service Charges £9342 Per Annum

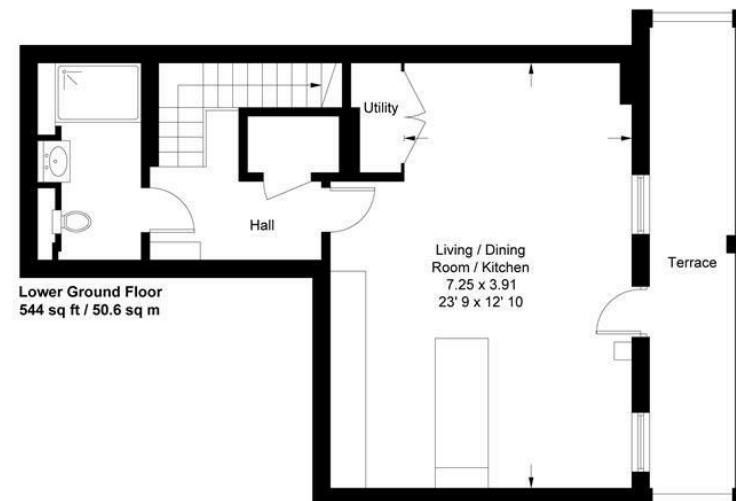
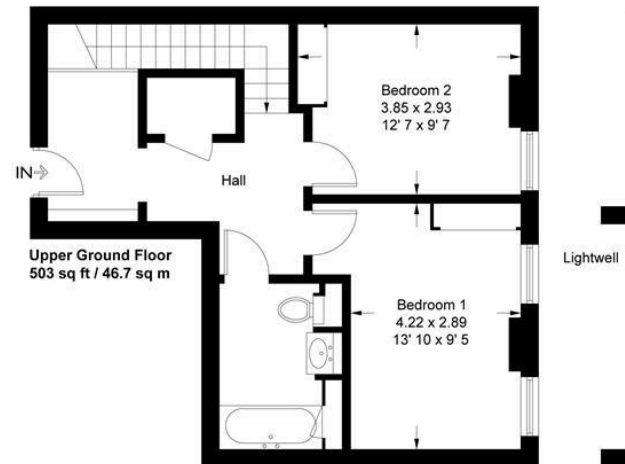
- 1047 sq.ft (97.3sq.m)
- Duplex Apartment
- 2 Double Bedrooms
- Open Plan Reception Room
- Smart Integrated Kitchen
- 2 Luxury Bathrooms (1 En-Suite)
- 24 Hour Concierge
- Private Terrace
- Secure Underground Parking
- Residents Leisure Suite with Gym, Indoor Swimming Pool & Spa Facilities



EPC certificate available on request.

Abell House, John Islip Street

Approximate Gross Internal Area = 1047 sq ft / 97.3 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

