



John Islip Street, Westminster
London SW1P

GARTON JONES.COM



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£1,700,000 Leasehold

We are pleased to offer this stylish 2 bedroom duplex apartment available for sale of approx. 1047 Sq.Ft (97 Sq.M) located in this luxury new development close to the River Thames, the Houses of Parliament and Tate Gallery. The apartment is offered with vacant possession and further benefit's from a spacious open plan reception room with a dining area, there is a smart kitchen with Kuppertsbusch integrated appliances and a breakfast bar and access to a large private terrace ideal for entertaining. Additionally there is excellent storage throughout including built in wardrobes to both bedrooms as well as a utility cupboard, there are luxury en-suite bathrooms to both bedrooms, a guest cloakroom, comfort cooling, wood flooring, high ceilings and a secure underground parking space. Residents of Abell House will benefit from a 24-hour concierge service, 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 and a Curzon Cinema. The development is also located next door to the international headquarters of Burberry and opposite The Westminster London (Curio Collection by Hilton). The transport links of St James's Park, Westminster and Victoria are all within walking distance.

Service Charges: £12,500 Per Annum
Ground Rent: £500 Per Annum
Long Leasehold: 990 Years Remaining
Council Tax Band G (London Borough of Westminster)
EPC Rating: B (86)

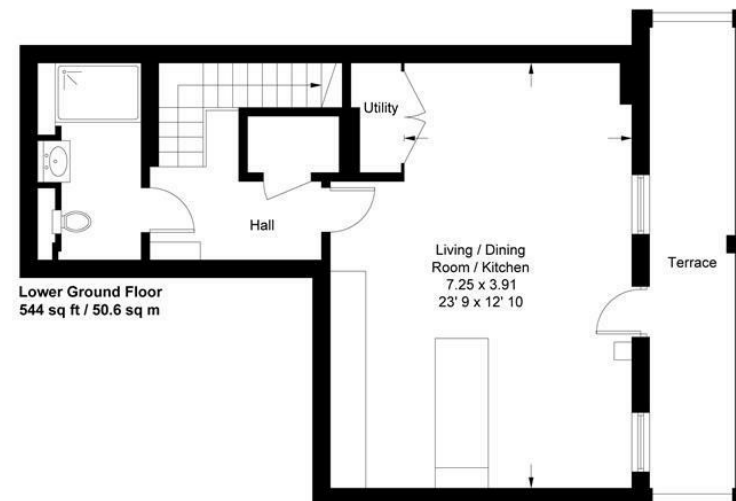
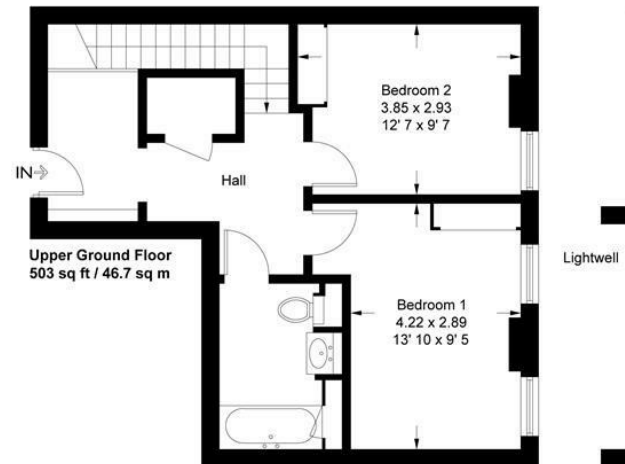
- Beautifully Presented Duplex Apartment
- Open Plan Reception Room
- Kitchen with Kuppertsbusch Integrated Appliances
- 2 Double Bedrooms
- 2 En-Suite Bathrooms And Separate Guest WC
- Large Private Terrace
- Secure Underground Parking Space
- 24 Hour Concierge & Residents Health Spa with Gym & Swimming Pool
- Walking Distance to St James's Park, Westminster & Victoria Transport Links & Amenities



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

