



31 John Islip Street, Westminster
London SW1P

GARTON JONES.COM



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£1,950,000 Leasehold

A beautifully presented two bedroom apartment located in a quiet position at the rear of the building in this luxury highly sought after development. The apartment is presented to a very high standard and offers a spacious internal space measuring at 1120 sq.ft (112. sq.m). The living space comprises of a dual aspect reception room with floor to ceiling windows, an open plan contemporary fitted kitchen with breakfast bar and additional dining space plus a comfortable home working area, there is a large utility cupboard, two luxury bathrooms (with an en-suite to the master bedroom) and excellent storage throughout. Residents benefit from on-site amenities such as 24 hour concierge, a health spa with swimming pool and fitness centre, business centre and beautiful landscaped gardens. John Islip Street is extremely convenient for access to many of the renowned local landmarks which include the Houses of Parliament, Westminster Abbey, Tate Britain Gallery and the River Thames. The local transport links of Victoria Station is nearby providing mainline UK services including the Gatwick Express as well as the underground services of Victoria, Pimlico, St James Park and Westminster. The area has an abundance of amenities in the immediate area and following on from the extensive regeneration of Victoria street a selection of many new restaurants to complement existing. Distinguished hotels like The Wellington, The Goring, St Ermins', The Westminster (with STK onsite) are all within very close proximity. There is easy access to universities such as Chelsea College of Arts, LSE and King's College.

Service Charges: £6000 per annum
Ground Rent: £500 per annum
Leasehold: 999 Years from 2016

Council Tax Band G - Westminster City Council (total:
£1,440.22 per annum 2022/2023)

- 2 Bedroom Luxury Apartment
- 1st Floor (Lift)
- 1120 Sq.ft (112 Sq.m)
- Open Plan Reception Room
- Smart Integrated Fitted Kitchen
- 2 Luxury Bathrooms (1 En-Suite)
- 24 Hour Concierge
- Immaculate Condition & Sold With Vacant Possession
- Residents Health Spa With Gym, Swimming Pool, Sauna & Business Suite
- Moments From St James Park, Westminster & Pimlico Transport Links

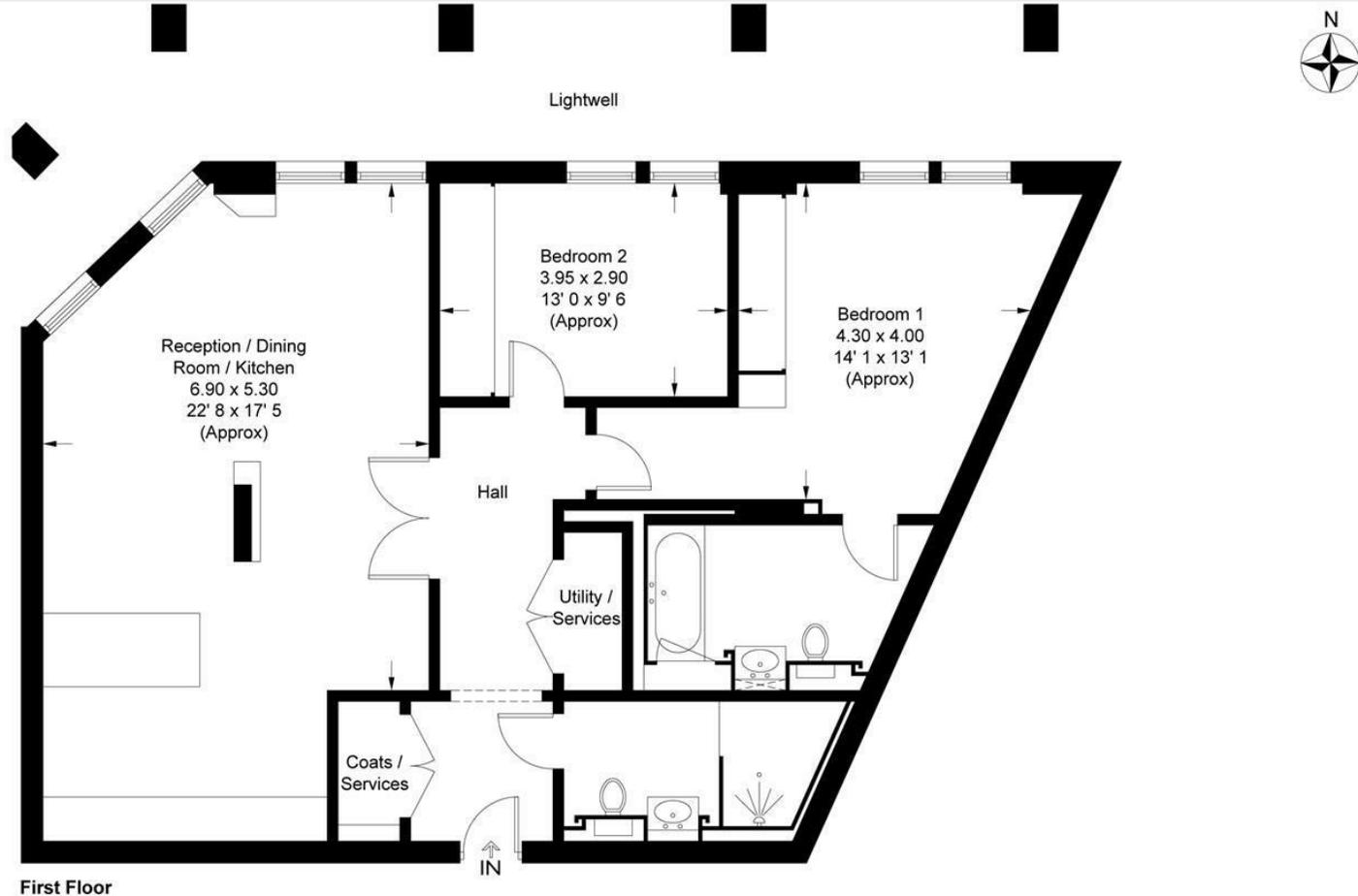


EPC certificate available on request.

Abell House

Approximate Gross Internal Area = 1120 sq ft / 104.1 sq m

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