



**A1.9 Abell House 31 John Islip Street, London, SW1P 4FE**

**£1,384 Per week**

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Beautifully presented, Spacious and in the heart of Westminster. elegant two-bedroom, two-bathroom apartment in this prestigious Westminster development. The highest specification throughout, the property features elegant herringbone wood flooring and a bright open-plan living space with a fully fitted kitchen, leading onto a generous private terrace.

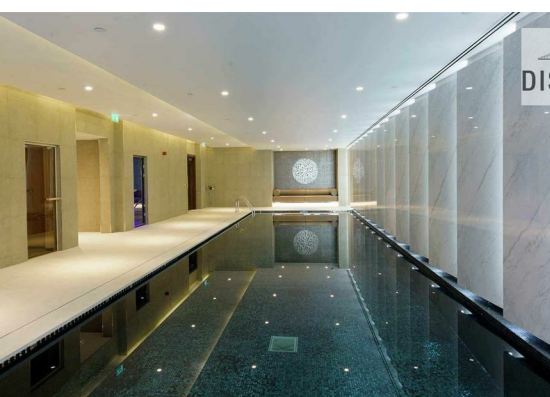
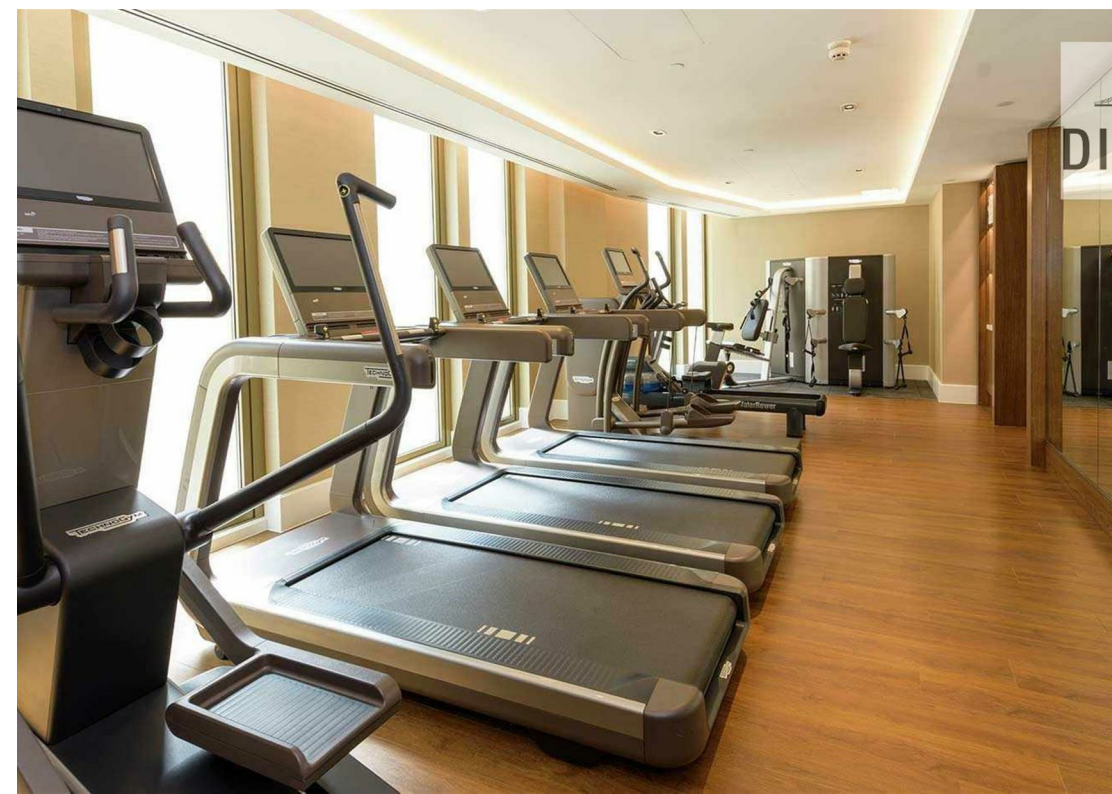
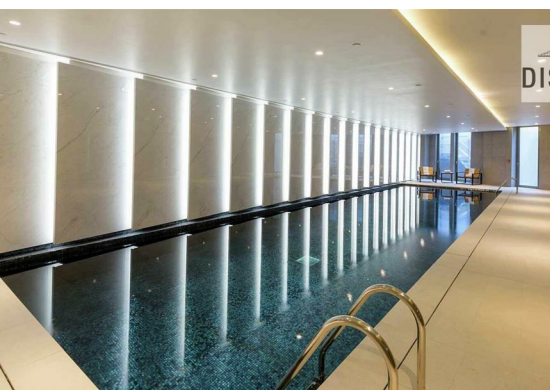
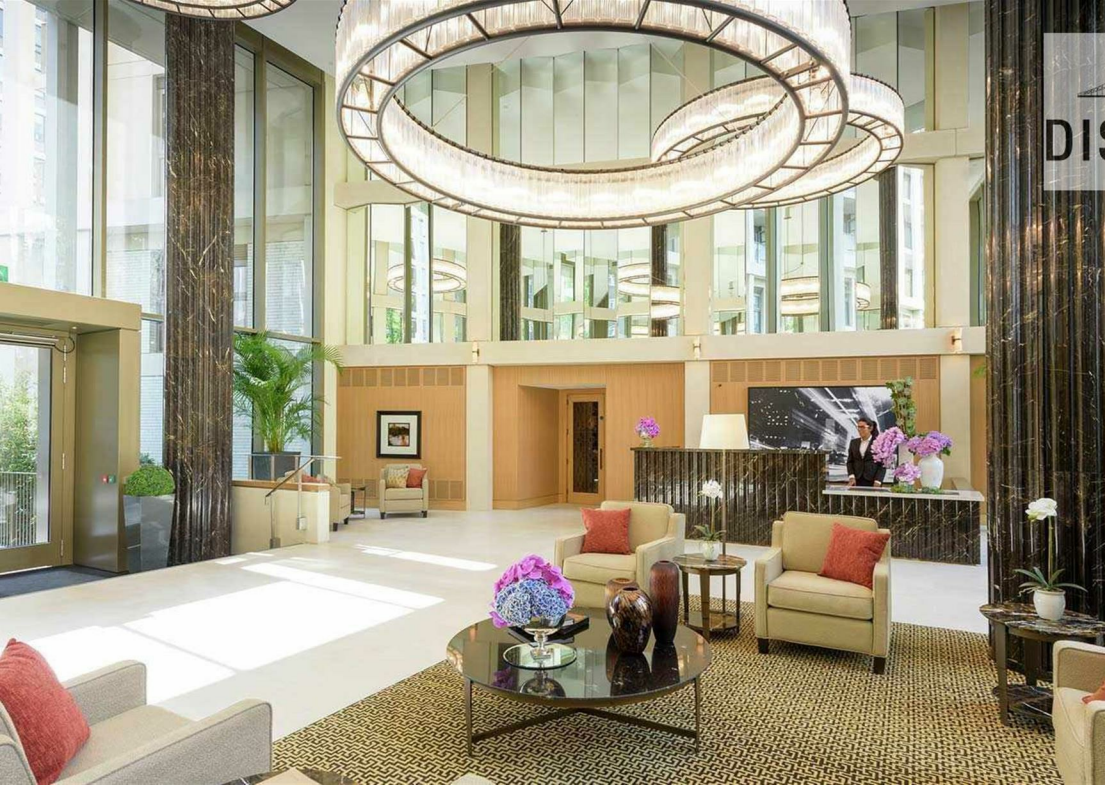
Both bedrooms are well-proportioned doubles with excellent storage, with the principal bedroom benefiting from a sleek en-suite. A further contemporary bathroom completes the apartment. Residents enjoy 24-hour concierge and exclusive access to premium leisure facilities including a gym, swimming pool, sauna, and spa.


Ideally located and within walking distance of Westminster, Victoria and St James Park underground stations, and moments from an array of boutique restaurants, cafés and iconic landmarks including Tate Britain, Regents Park and the Houses of Parliament. Photos of a similar property.

Council Tax Band: G (Westminster Council)  
Change of contract fee: £50 including vat  
Holding deposit: £1,384 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Heating, Hot Water – Electric | Water Supply & Sewerage – Mains | Lift Access  
To check broadband and mobile phone coverage please visit Ofcom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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