# Abell House 31 John Islip Street, Westminster, SW1P

£1,395 Per Week,


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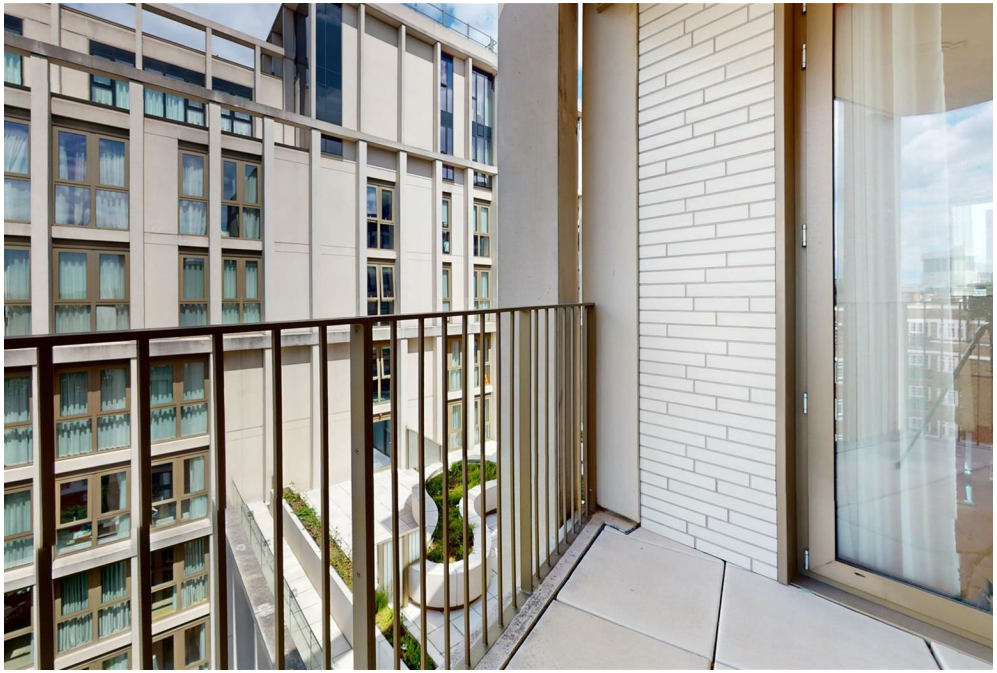


## Description

A fantastic two-bedroom apartment in this superb development near the river. The property is approx. 1,079sq.ft (100sq.m) and is set on the 9th floor (with lift) of this luxurious new building near the Houses of Parliament and Tate Gallery. Benefitting from being triple aspect, the property is wonderfully bright and comprises an open plan living room kitchen, two private terraces, walk-in wardrobe to the master bedroom and a large utility cupboard, two bathrooms (one en-suite). This apartment has breathtaking roof-top views, taking in iconic landmarks including Battersea Power Station and Westminster Cathedral. The flat also boasts comfort cooling and wooden flooring, 24-hour concierge service, as well as access to the health spa, swimming pool and fitness centre. The transport links of St James's Park, Westminster and Victoria are all within walking distance. Secure underground parking is available by separate negotiation.
Available, furnished.

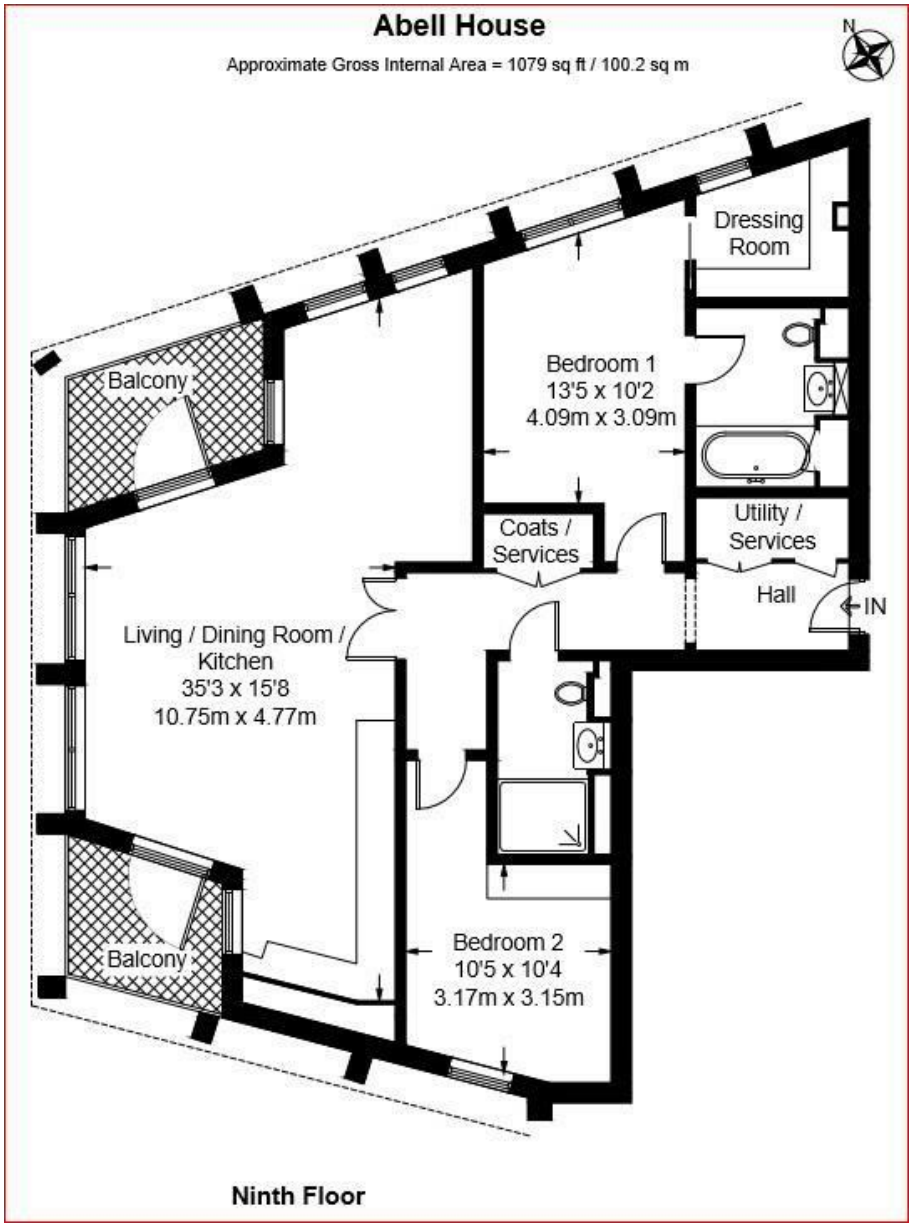
2 Bedrooms : 2 Bathrooms : Passenger Lift : Comfort Cooling : Two Terraces : Triple Aspect : Westminster Council Tax Band G : EPC Rating B

## Key Features

- TWO BALCONIES
- 24-HOUR CONCIERGE
- TRIPLE ASPECT
- POOL AND GYM
- PASSENGER LIFT
- COMFORT COOLING
- NEW DEVELOPMENT

## Terms

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT




IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.