



A beautifully presented duplex apartment located in the heart of Westminster.

Abell House, 31 John Islip Street, London, SW1P

Guide Price £2,100,000 Leasehold (990 years remaining)





Two double bedroom duplex • Excellent condition • 24 hour concierge team and fitness centre • High specification • Large open plan living space

Local Information

Abell House is located on John Islip Street close to Horseferry Road and Millbank.

Within the specified Division Bell area for Parliament it is convenient for iconic destinations such as the Houses of Parliament, Westminster Abbey and Tate Britain Gallery.

Westminster is well provided for in terms of transport connections with main line services including the Gatwick Express at Victoria Station, as well as underground services from Victoria, St James's Park and Westminster Stations.

Recent substantial development throughout Westminster has seen the introduction of a variety of prime restaurants, supermarkets and cafes which have enhanced greatly the lifestyle quality for local living.



About this property

Accommodation comprises of a spacious open plan living area with high ceilings leading to a generous patio to one side. Further accommodation comprises of two double bedrooms, each with an en suite, an additional guest bathroom, utility space and plenty of built in storage throughout.

This highly attractive apartment, fitted to a very high specification, would be ideal for a regular home or larger pied-à-terre.

The property benefits from many on-site amenities, including: 24 hour concierge, a health spa with swimming pool and fitness centre and beautiful landscaped gardens.



Tenure

Leasehold (990 years remaining)

Local Authority

Westminster

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Westminster & Pimlico Office.

Telephone:

+44 (0) 203 430 6860.





Abell House, 31 John Islip Street, London, SW1P
Gross Internal Area 1734 sq ft, 161.1 m²

Service Charge
Ground Rent

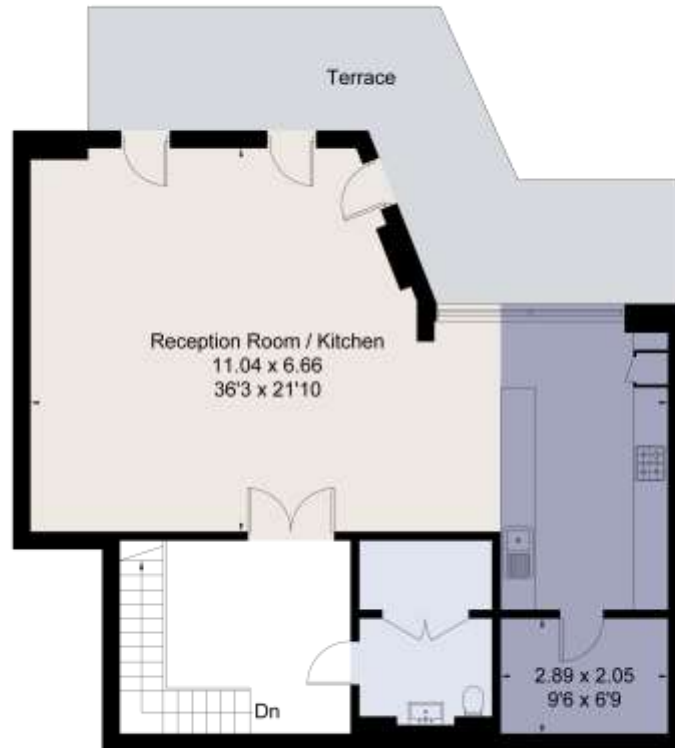
Westminster
Westminster & Pimlico
+44 (0) 203 430 6860
westminster@savills.com



savills

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Approximate Area = 161.1 sq m / 1734 sq ft
Terrace = 26.2 sq m / 282 sq ft
(Excluding Void)
For identification only. Not to scale.
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Lower Ground Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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