



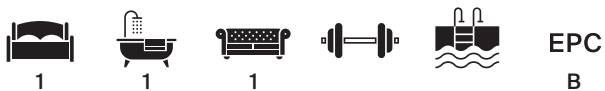
Abell House, John Islip Street, Westminster SW1P



Abell House, Westminster SW1P

This contemporary one bedroom apartment is positioned on the seventh floor of the prestigious development; Abell and Cleland.

The development is ideally located in the heart of Westminster and the residents of Abell and Cleland have full access to a swimming pool, gym, and spa. The property offers a bright and modern living area with iconic rooftop views over London. The accommodation comprises principal bedroom, family bathroom, open plan kitchen/reception room, utility room, 24 hour concierge, and lift access.



Guide price: £920,000

Tenure: Leasehold: approximately 992 years remaining

Service charge: £5,500 per annum *

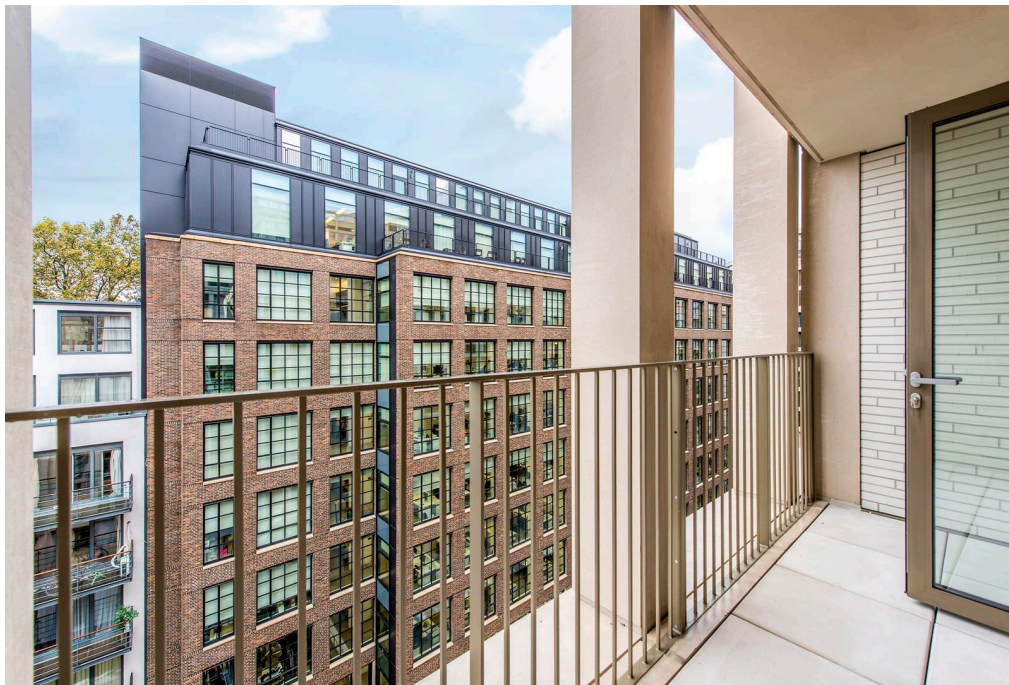
Ground rent: £600 per annum *

Local authority: City of Westminster

Council tax band: E

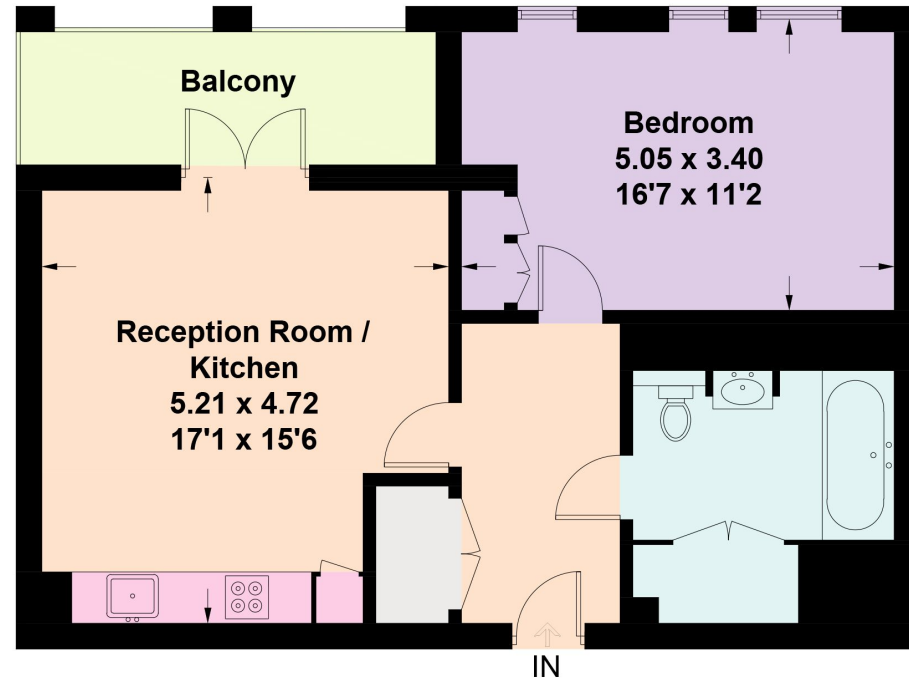


* Please note we have been unable to obtain the review periods for the service charge and/or ground rent. You should ensure you or your advisors make your own enquiries.



Approximate Gross Internal Floor Area 60.3 sq m / 649 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Seventh Floor

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2024. Photographs and videos dated February 2024.

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