



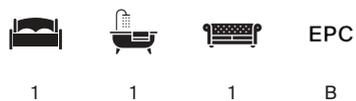
ABELL HOUSE, JOHN ISLIP STREET

Westminster, SW1P



A FANTASTIC ONE BEDROOM APARTMENT

An apartment positioned on the fourth floor of this exceptional Berkeley Homes development in Abell House.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold. Approximately 986 years remaining on the lease.

Ground rent: £768.12 per annum.*

Service charge: £6,445.04 per annum.*

Guide Price: £800,000

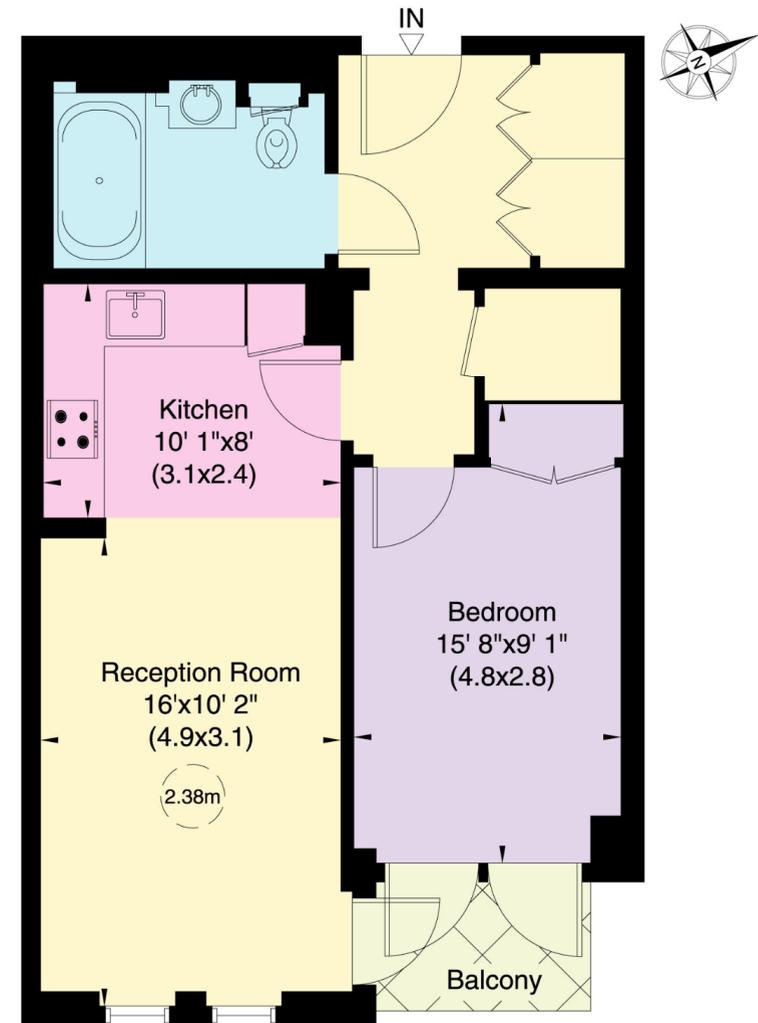
Abell House is a luxury development located in the heart of Westminster which is surrounded by landscaped gardens and paved areas yet is close to the Houses of Parliament and the River Thames. The opulently furnished, light filled lobby of Abell House creates a luxurious and glamorous yet welcoming space in which to greet waiting guests.

Nearby transportation links include Pimlico Underground Station (Victoria line) 0.5 miles, St. James's Park Underground Station (Circle and District lines) 0.7 miles and Westminster Underground Station (Circle, District and Jubilee lines) 0.7 miles.

Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.

Please note, we have been unable to obtain the review periods and next review date for the ground rent and service charge. Please make your own enquiries.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice.



Fourth Floor

Abell House, SW1
Approximate Gross Internal Area = 54sq m / 577 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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