



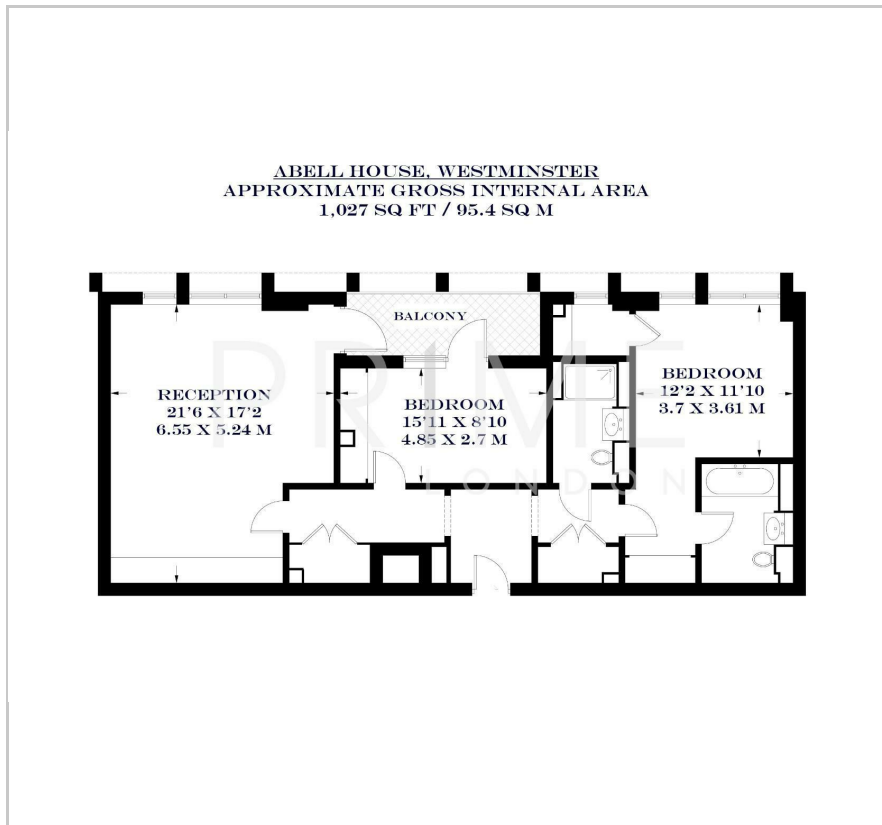
## Abell House

31 John Islip Street, London, SW1P 4FE

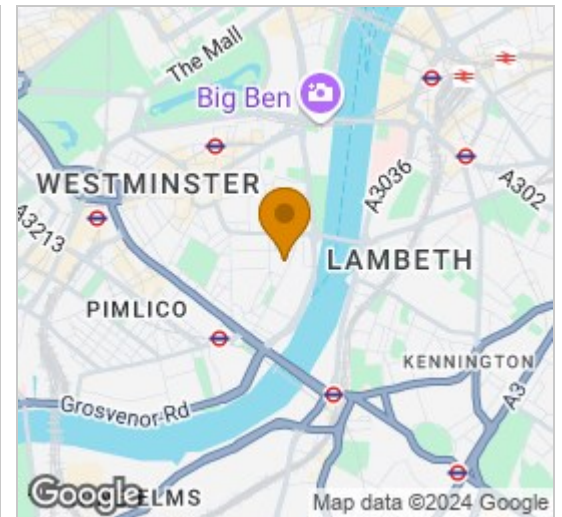
£1,500 Per Week



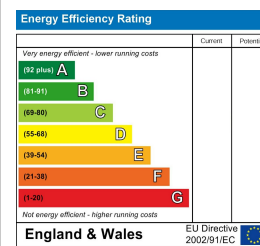
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

By appointment. Contact us on 0207 052 1075 if you wish to arrange a viewing appointment for this property, or require further information.

- Two bedroom apartment
- Substantial balcony
- Close to the amenities of Victoria Street
- 1,027 sq ft (95.4 sqm)
- Resident's gym, pool, spa and communal gardens
- 24 hour concierge



This stunning two-bedroom apartment, located in the exclusive Abell & Cleland development, is available for lease through Prime London.

Spanning 1,027 sq ft (95.4 sqm), the property features an open-plan reception area with a fully equipped, high-end kitchen, extending onto a spacious balcony. Additionally, there are two double bedrooms with ample storage space and two bathrooms, including one en-suite. The apartment also benefits from comfort cooling and wooden flooring throughout.

Residents at Abell & Cleland enjoy access to a gym, swimming pool, landscaped gardens, and meeting rooms. There is also a 24-hour concierge service.

Situated close to the historic Division Bell area near the Houses of Parliament, Abell & Cleland has been designed by award-winning architects to complement the distinguished Westminster surroundings.

The property is conveniently located near the many amenities, restaurants, and shops of Victoria, Westminster, and St James. Nearby green spaces include Green Park and St James's Park.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.