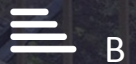




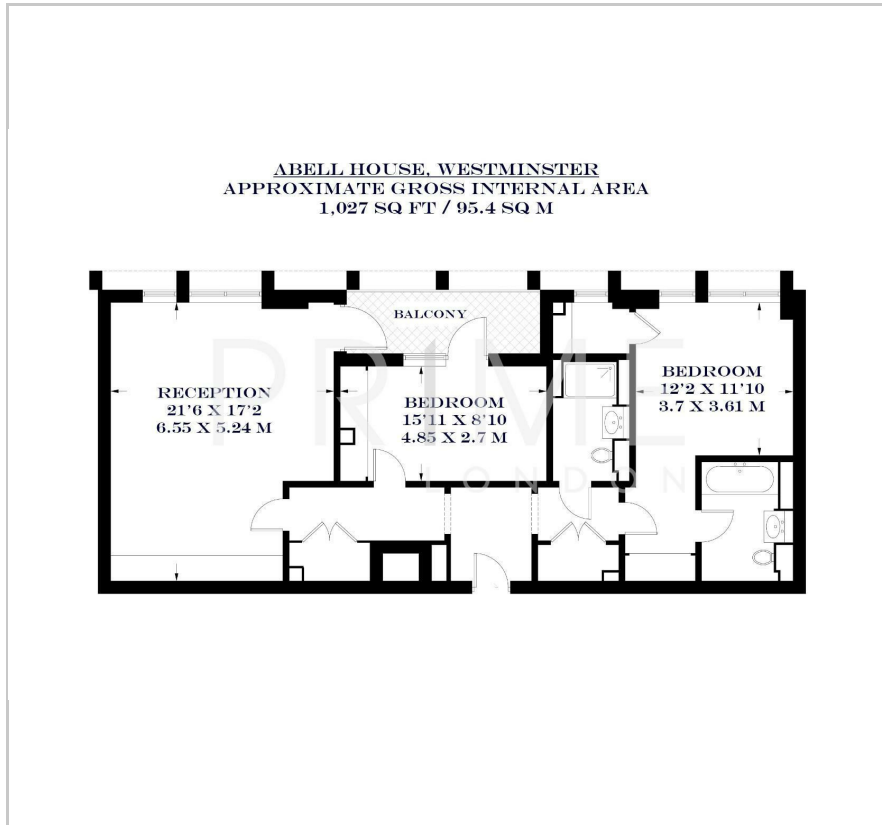
## Abell House

31 John Islip Street, Westminster, SW1P 4FE

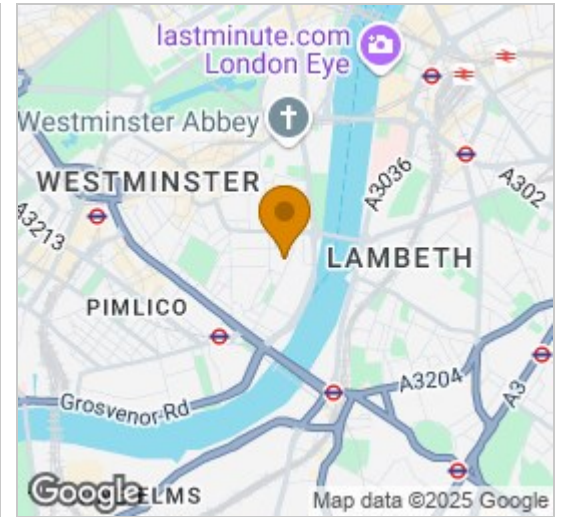
£1,149 Per Week



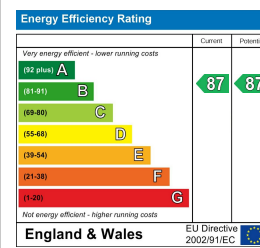
## Floor Plan



## 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
- Large private balcony
- Close to the amenities of Victoria Street
- 1,027 sq ft (95.4 sqm)
- Residents' pool, spa, gym and meeting rooms
- 24 hour concierge



This exceptional two-bedroom apartment in the prestigious Abell & Cleland development is now available for lease through Prime London.

With a generous size of 1,027 sq ft (95.4 sqm), the property offers an open-plan reception area paired with a fully fitted, high-specification kitchen that opens onto a large balcony. The apartment comprises two double bedrooms with ample storage and two bathrooms, including one en-suite. Additional features include comfort cooling and elegant wooden flooring throughout.

Residents of Abell & Cleland benefit from outstanding amenities, including a gym, swimming pool, landscaped gardens, meeting rooms, and a 24-hour concierge service.

Located near the historic Division Bell area and the iconic Houses of Parliament, Abell & Cleland was designed by award-winning architects to harmonize with Westminster's stately surroundings.

The property is ideally situated for the array of amenities, shops, and dining options available in 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.