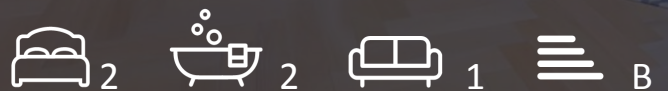


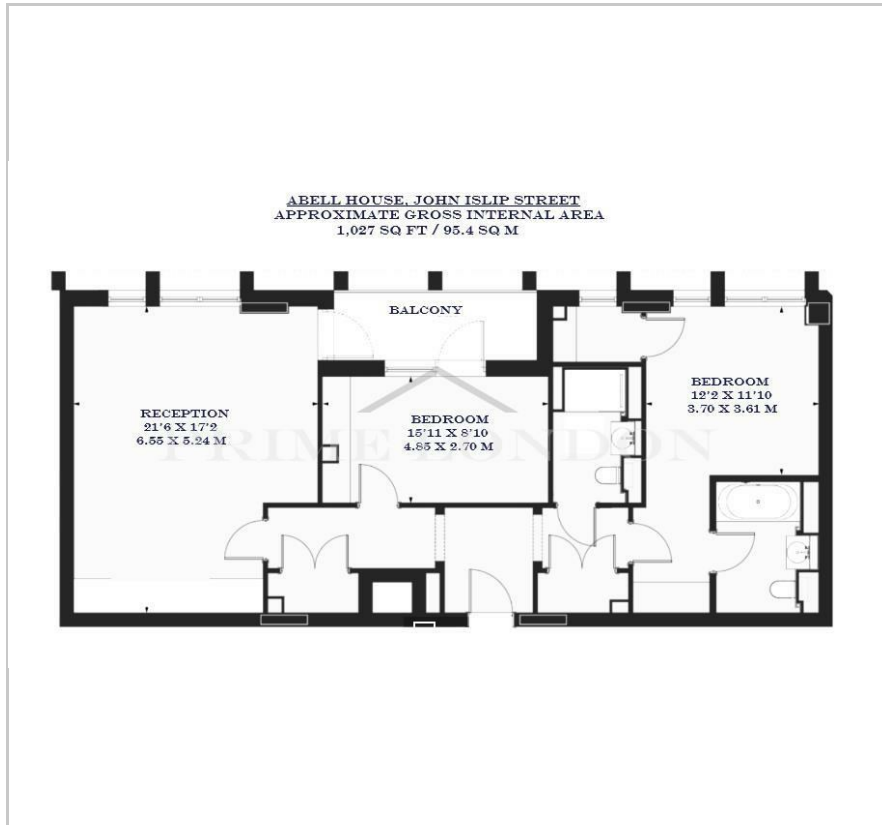
## Abell House

31 John Islip Street, Westminster, SW1P 4FE

£1,475 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, two bathroom ▪ 1,027 sq ft (95.4 sqm) apartment
- Generously sized balcony ▪ Two double bedrooms with built in storage
- Residents' gym, swimming pool, communal gardens and meeting rooms ▪ 24 hour concierge

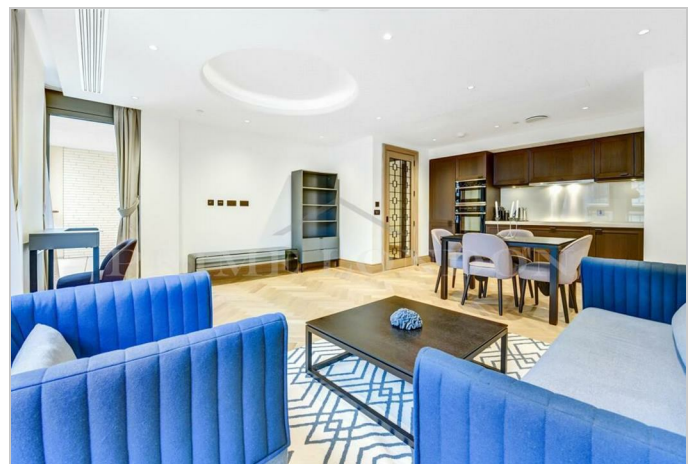
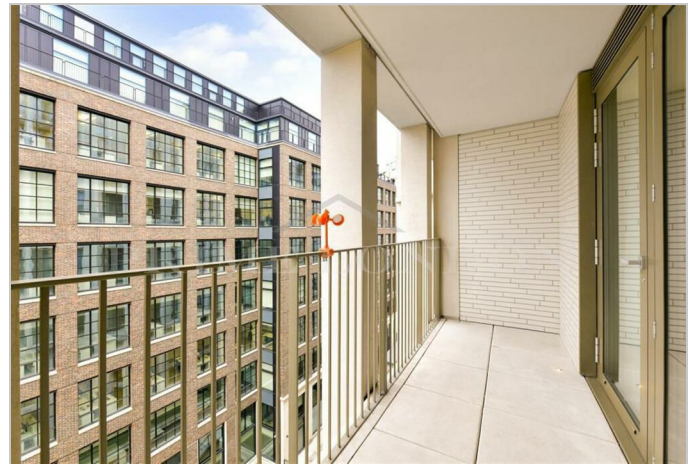
This bright two bedroom two bathroom apartment, set in the prestigious development Abell & Cleland, is available for lease through Prime London.

Totalling 1,027 sq ft (95.4 sqm), this property comprises an open plan reception and a fully fitted high-end kitchen, leading on to a generously sized balcony. Additionally, two double bedrooms with ample storage, and two bathrooms, one being en-suite. The property also benefits from comfort cooling and wooden flooring throughout.

Residents of Abell & Cleland benefit from a gym, swimming pool, landscaped gardens and meeting rooms. Additionally, there is a 24-hour concierge desk.

Close to the Division Bell area surrounding the Houses of Parliament, Abell & Cleland has been conceived by award-winning architects, as a range of apartments that match the grand surroundings of their remarkable Westminster location.

The property is within reach of the many amenities, restaurants and shops of Victoria, Westminster and St James. Local park lands 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.