



32 John Islip Street, Westminster  
London SW1P

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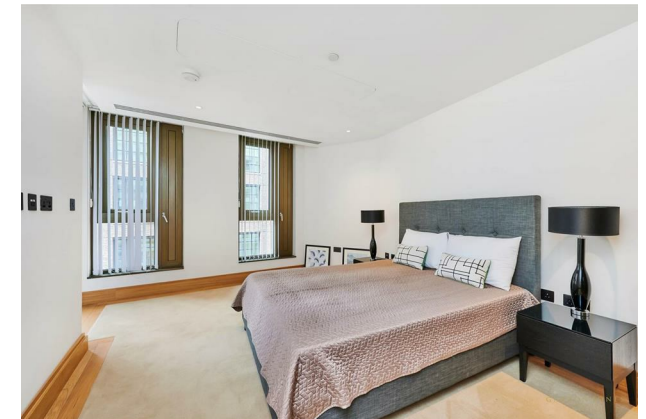
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## £1,995,000 Leasehold

We are delighted to offer this two double bedroom apartment available for sale in this luxury modern development close to the River Thames, the Houses of Parliament and Tate Gallery. This bright and spacious apartment has been fully furnished and offers an open plan reception room with a smart integrated kitchen, private terrace, excellent storage including a walk in wardrobe to the master bedroom and a large utility cupboard, 2 luxury bathrooms (1 en-suite), comfort cooling and wood flooring. Residents of Cleland House benefit from a 24-hour concierge service, as well as a health spa with swimming pool, business suite and fitness centre (located in the building opposite). The development is also located next door to the international headquarters of Burberry and opposite the Westminster Hotel. The area has an abundance of amenities and restaurants such as The Cinnamon Club, Visconti of Westminster (Italian Fine Dining & Cocktail Bar), the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. You are just a short walk away from the Chelsea College of Arts and St Johns Smith Square Concert Halls offering a variety of classical musical performances. The transport links of St James's Park, Westminster and Victoria are all within walking distance. The surrounding area offers an array of iconic landmarks which include the Houses of Parliament and Westminster Abbey. The local transport links of Victoria Station is nearby providing mainline UK services including the Gatwick Express as well as the underground services of Victoria, Pimlico, St James Park and Westminster.

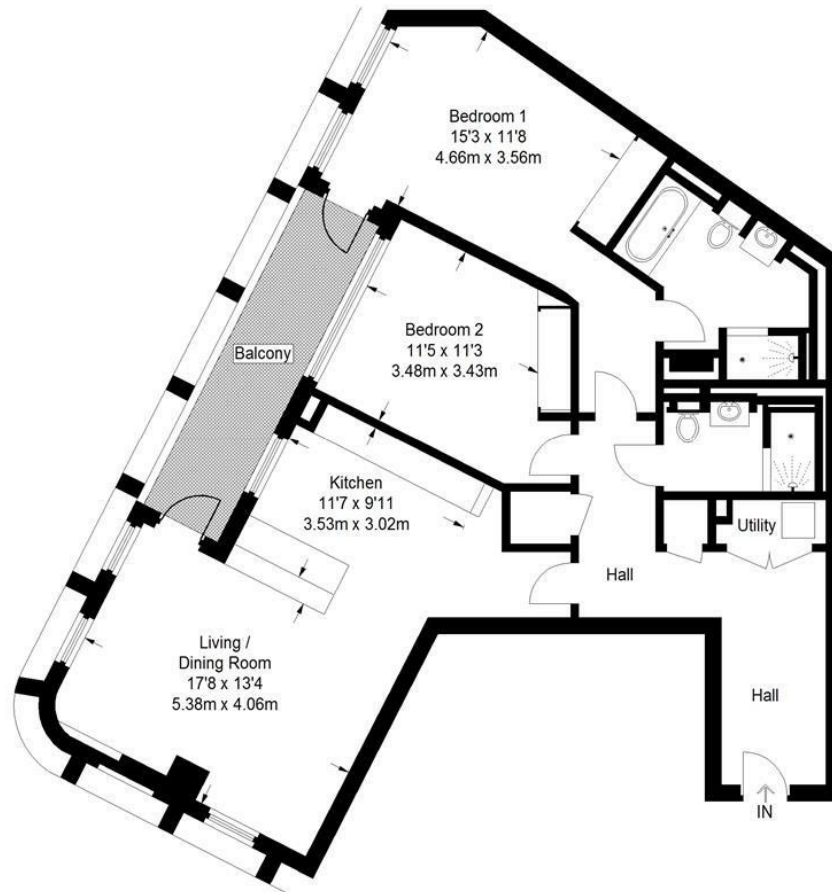
Service Charges: £11,000 Per Annum  
Ground Rent: 500 Per Annum  
Long Leasehold: 999 Years From 2014 (Expiring 3013)  
Council Tax Band G (London Borough of Westminster)  
EPC Rating B (86)

- Luxury 2 Bedroom Apartment
- Reception Room
- Integrated Kitchen
- Private Balcony
- 2 Luxury Bathrooms (En-Suite)
- Sold With Vacant Possession
- EWS1 Compliant
- 24 Hour Concierge, Residents Health Spa with Gym & Swimming Pool
- Walking Distance to St James's Park, Westminster & Victoria Transport Links & Amenities



### Cleland House

Approximate Gross Internal Area  
1186 sq ft / 110.2 sq m



2 Bedroom Apartment

