

32 John Islip Street, Westminster  
London SW1P

GARTON JONES.COM



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## £2,600,000 Leasehold

We are pleased to offer this fabulous duplex penthouse apartment located in this luxury development by Berkeley Homes in the heart of Westminster. This extremely bright apartment measures at approximately 1351 sq. ft and is located on the 11th and 12th floor (with lift). The apartment comprises of an open plan contemporary fitted kitchen and dual aspect reception room with floor to ceiling windows and access to a private wrap around terrace, up the 12th floor via stairs there are two bedrooms both benefitting from luxury en-suite bathrooms and ample fitted storage throughout. The apartment has been finished to the highest standard throughout and is offered with vacant possession. The residents of Cleland House benefit from a 24-hour concierge service, as well as a health spa with swimming pool and fitness centre. John Islip Street is centrally located and is just a short distance away from Whitehall, The Houses of Parliament, Westminster Abbey and Buckingham Palace as well as the Tate Gallery and Chelsea College of Arts. The transport links of St James's Park, Westminster and Victoria which are all just a stone's throw away. In the surrounding area there is a choice from a variety of amenities and a selection of many restaurants and amenities. Garton Jones are readily available for viewings.

Council Tax Band G (Local Authority City of Westminster)  
Service Charges £ 17,406 Per Annum  
Ground Rent £1,920.30 Per Annum  
Long Leasehold: 999 Years from 2013 (988 Years Remaining)  
EPC Rating: B (83)

- Stunning 2 Bedroom Duplex Penthouse Apartment
- 11th and 12th Floor (Lift)
- Dual Aspect Open Plan Reception Room
- Smart Open Integrated Kitchen
- 2 Luxury Bathrooms (1 En-Suite)
- 2 Secure Parking Spaces
- 2 Superb Private Roof Terraces (621 Square Feet)
- 24 Hour Concierge & Residents Health Spa with Gym & Swimming Pool
- Close to Selection Amenities
- Moments from Westminster & Pimlico Transport Links

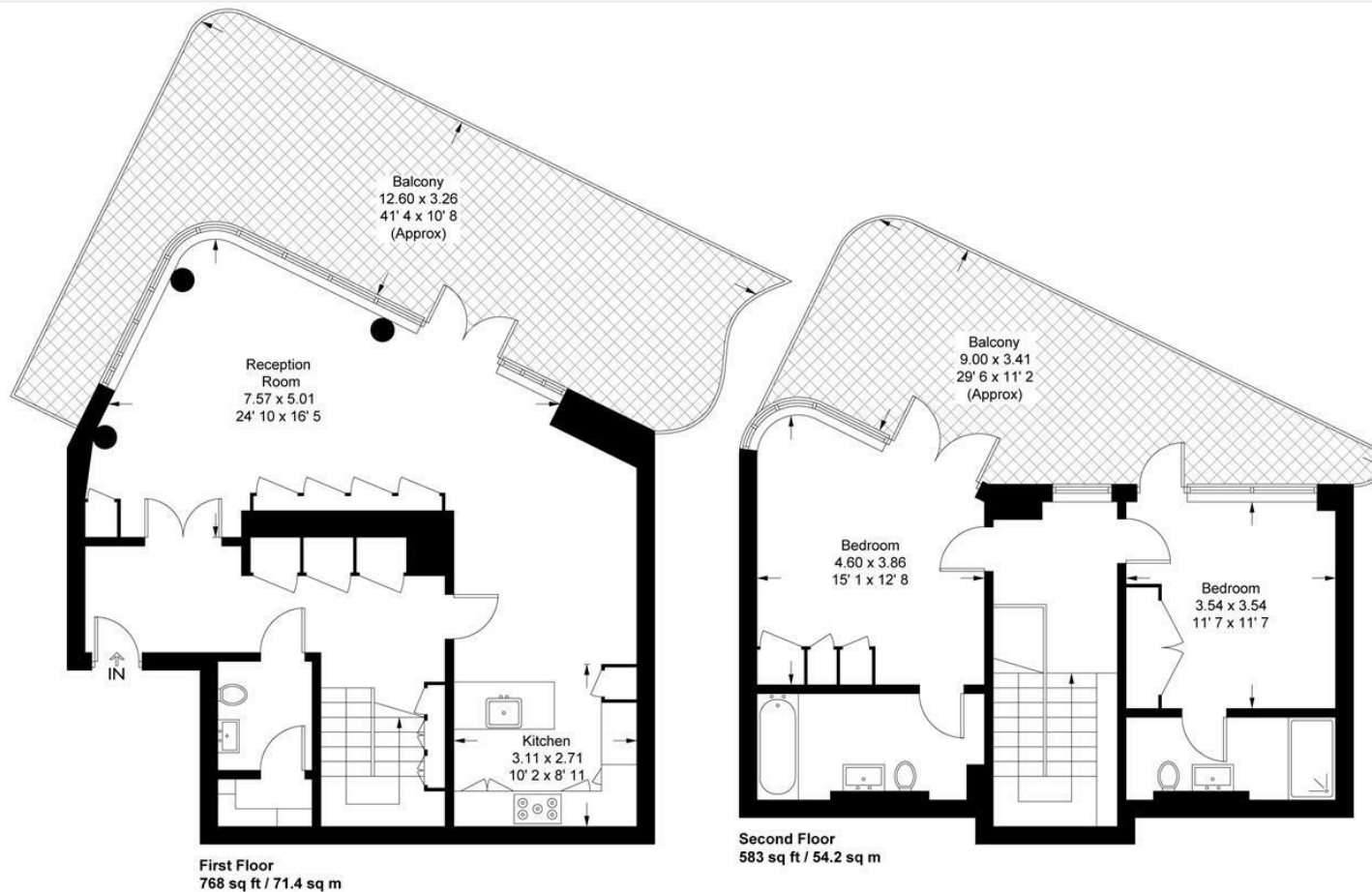


EPC certificate available on request.

## Cleland House

Approximate Gross Internal Area = 1351 sq ft / 125.6 sq m  
 Balcony = 744 sq ft / 69.1 sq m

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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



