

## 32 John Islip Street, , London, SW1P 4FF

- \*Available from end of September 2024\*
- 2nd Floor
- Unfurnished
- Cloakroom
- Bespoke wooden floors and doors throughout
- 3 Bed / 2 Bath
- Underground designated parking
- Large entrance hall
- Utility room

**£6,933 Per Month**



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## DESCRIPTION

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Hunters Tower Bridge is excited to present this beautiful three-bedroom apartment in the highly desirable 'Abell & Cleland' development.

The Abell & Cleland development has been created to provide exceptional quality homes and offers residents a gym, spa, swimming pool, communal gardens, a business suite and 24-hour concierge.

This property comes unfurnished, with plenty of storage space, including a cloakroom and utility room, and parking.

Spread over 1,479 sqft, this property features bespoke wooden floors with custom matching doors and finishes. The floor to ceiling windows in both the living area and bedrooms allow natural light to flood the rooms.

The main bedroom features an ensuite bathroom with a three-piece suite and a walk through wardrobe with large built-in cupboards for storage.

The second bedroom is a large double and features a built-in cupboard for storage and dual access to the shower room (it is also accessible from the hall).

The 3rd bedroom is a large double and features a built-in cupboard for storage.

The development is located next door to the international headquarters of Burberry and the DoubleTree Hotel by Hilton, which offers in-house dining services to Cleland House residents.

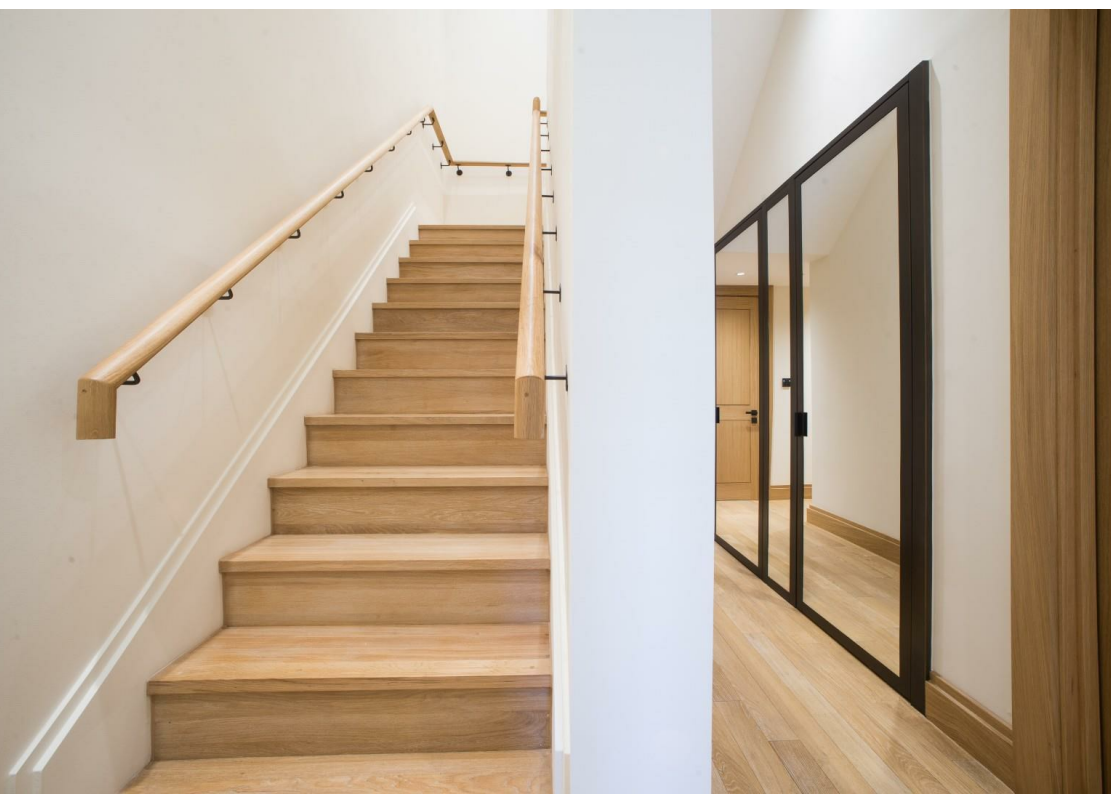
With apartments that match the grand surroundings of its remarkable Westminster location, The Abell & Cleland has been conceived by award-winning architects.

Destined to be one of London's premier addresses, Abell & Cleland has been created to provide residences of exceptional quality.

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

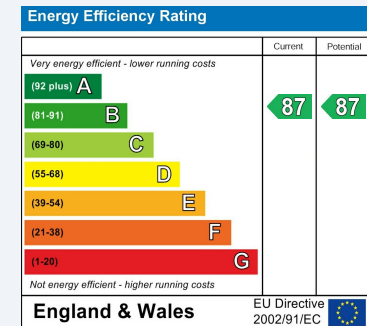
This area includes some of London's most iconic landmarks yet retains a village-like atmosphere. It is also very close to the Division Bell area surrounding the Houses of Parliament.





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [towerbridge@hunters.com](mailto:towerbridge@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



55 Royal Mint Street, London, E1 8LG  
Tel: 020 8168 5555 Email: [towerbridge@hunters.com](mailto:towerbridge@hunters.com) <https://www.hunters.com>

