



**BATTERSEA & NINE ELMS
ESTATES**



John Islip Street London

£1,731 Per Week

A spacious and well-appointed three-bedroom apartment extending to approximately 1,518 sq ft, located within a prestigious residential development in the heart of Westminster.

The apartment features a generous open-plan kitchen, dining and living area, ideal for modern living and entertaining, with excellent natural light and direct access to a private balcony. The principal bedroom benefits from a dressing room and en-suite bathroom, while two further well-proportioned bedrooms are served by a contemporary family bathroom. Additional highlights include excellent built-in storage and a separate utility/service room.

Residents enjoy access to exclusive on-site facilities including a gym, swimming pool, sauna and landscaped communal gardens.

Location:
Perfectly positioned in central Westminster, the property is within walking distance of iconic landmarks such as the Houses of Parliament, Big Ben and Tate Britain, as well as local shops, restaurants and green spaces including St James's Park and Green Park.

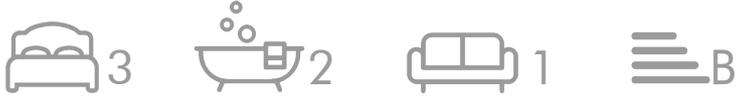
Education & Schools:
Westminster School – approximately 10 minutes' walk
London School of Economics (LSE) – approx. 1.5 miles / 10 minutes by Tube
University College London (UCL) – approx. 2.5 miles / 15 minutes by Tube
Imperial College London – approx. 3 miles / 20 minutes by Tube
University of the Arts London (UAL) – multiple campuses reachable within 15–25 minutes

Council Tax Band: Westminster H
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access
Holding Deposit - £1,731 (1 weeks rent, subject to agreed offer)

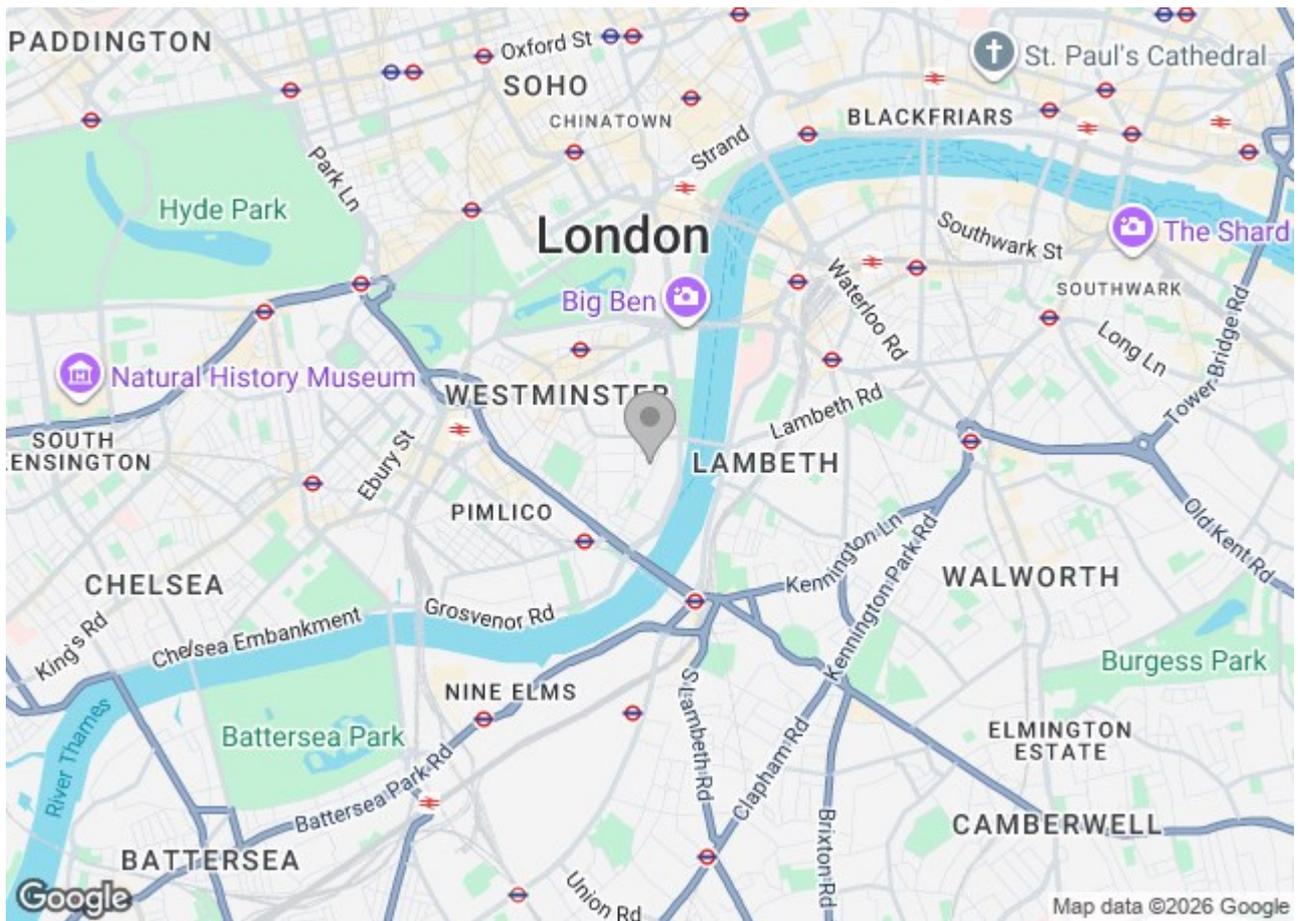
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating & comfort cooling – Communal | Internet: Ftp

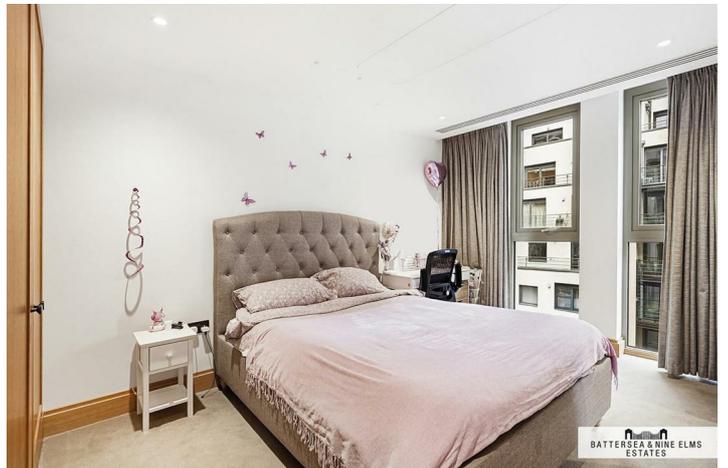
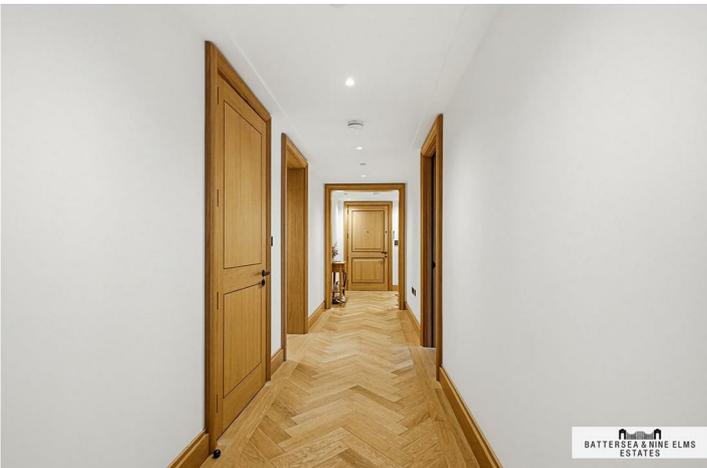
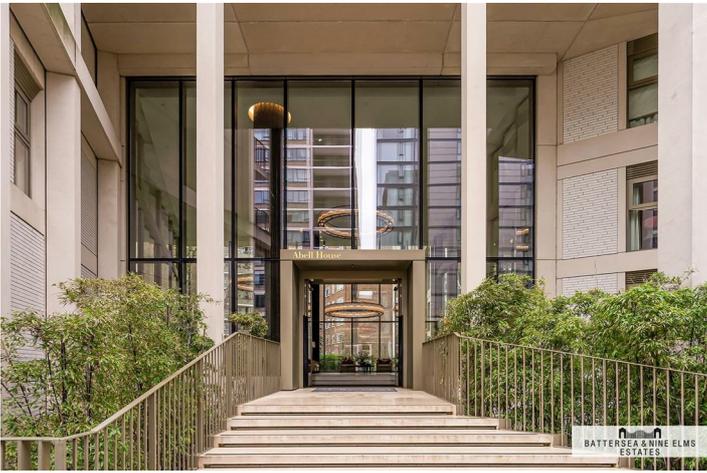
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

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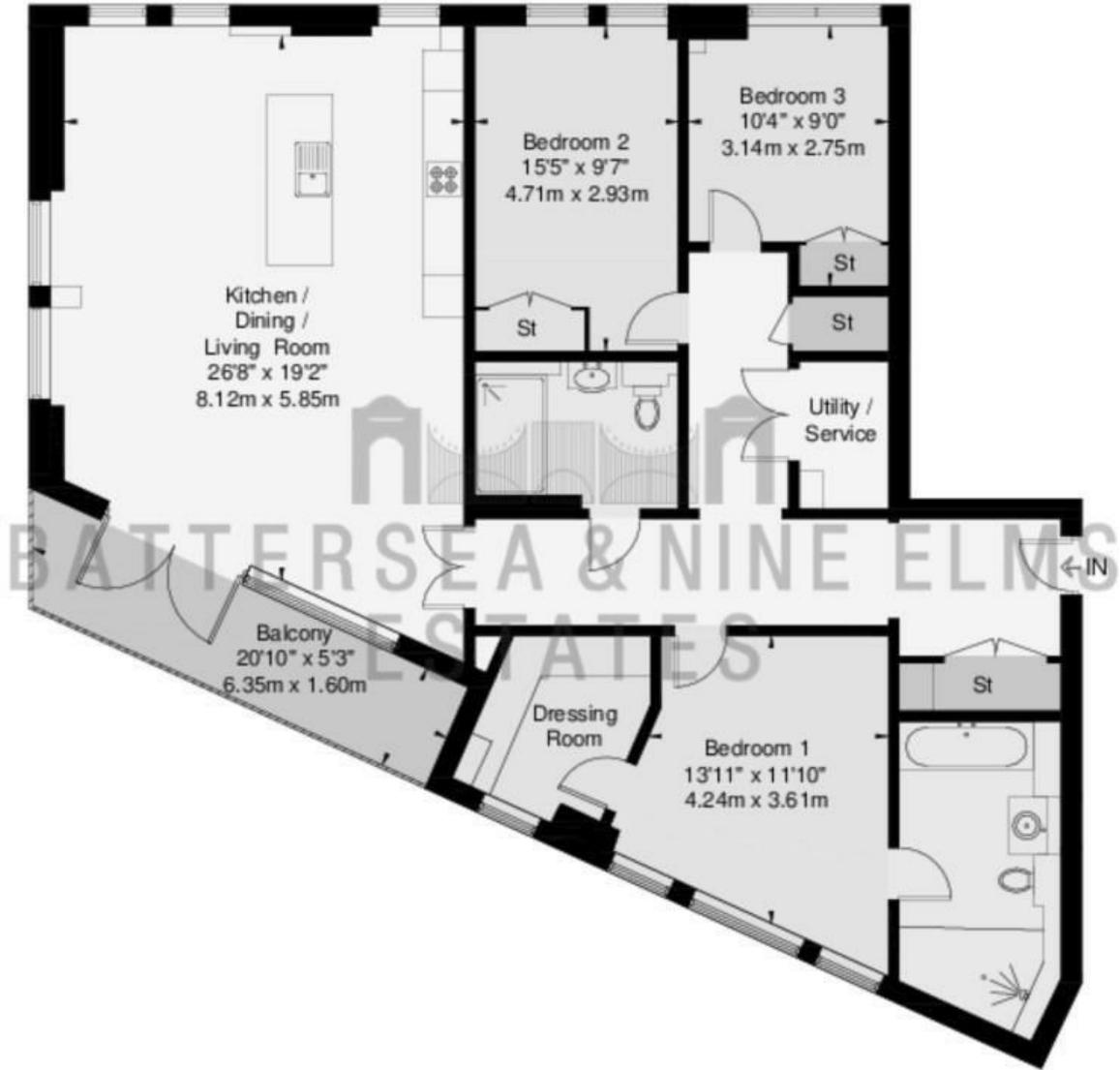
- 24/7 Concierge
- Large open-plan kitchen with integrated appliances
- Residents only Gym, Pool and Sauna
- 3-Bedroom 2-Bathroom apartment
- Three sides floor-to-ceiling windows
- 1518sqft
- Private Balcony





Abell House, SW1P

Approximate Gross Internal Area 141.1 sq m / 1,518 sq ft



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	87	87	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>
England & Wales	EU Directive 2002/91/EC		EU Directive 2002/91/EC