



John Islip Street, London, SW1P 4FE

£6,000 Per Month



This stunning two-bedroom apartment in Abell House offers luxury living with a private balcony. The development includes a 24-hour concierge, gym, swimming pool, landscaped gardens, and meeting rooms. The apartment is unfurnished.

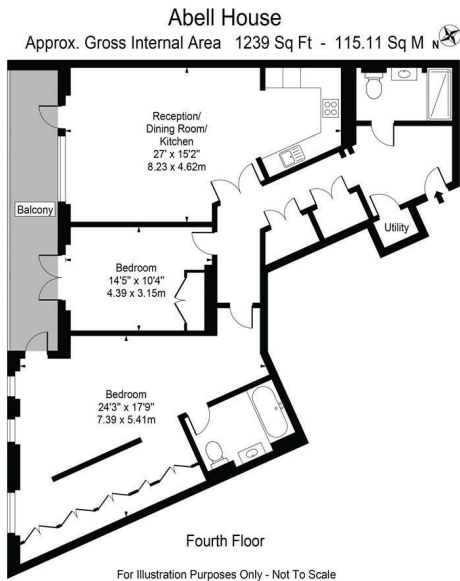
With 1229 sq ft of internal space, the apartment features an open-plan reception area with a large balcony providing picturesque views, a high-end kitchen, two double bedrooms with ample storage, and two beautifully finished bathrooms. Premium features include comfort cooling and wooden flooring.

Abell & Cleland is a prestigious development in Westminster, near the Houses of Parliament, which offers exceptional residences designed by award-winning architects.

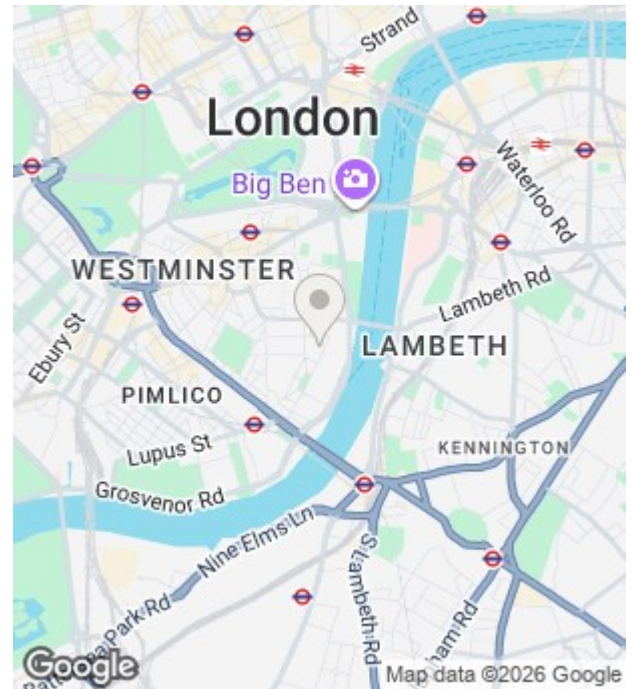
The property is located in a charming area south of St James Park and east of Victoria. It maintains a village-like atmosphere while being close to iconic landmarks, amenities, restaurants, and shops. Green Park and St James's Park are within walking distance.

- Large 2 bed, 2 bath
- Residents Gym
- Landscaped Gardens
- Close to transport links
- 4th Floor
- Private Balcony
- Residents Swimming Pool
- Close to parks & recreation
- 24 Hour Concierge





For Illustration Purposes Only - Not To Scale  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Unit 10 Paddington Works 8 Hermitage Street, London, W2 1BE  
Tel: +44(O)20 3019 6151 Email: lettings@grange.london