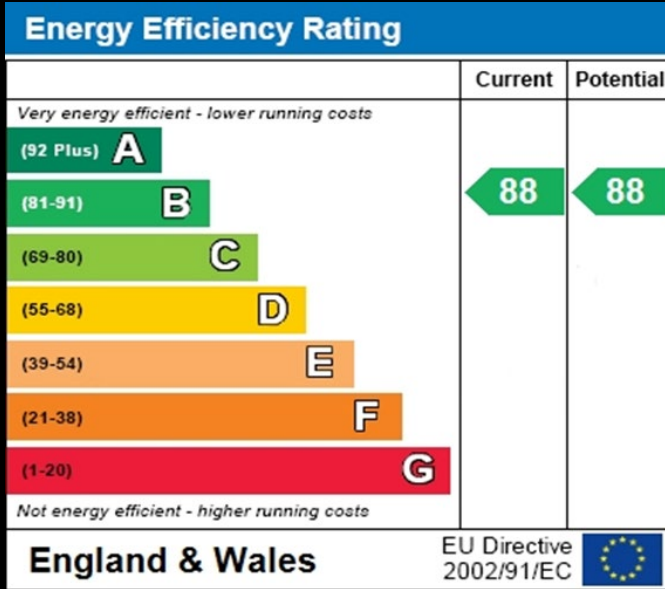


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JOHN ISLIP STREET, WESTMINSTER

SWIP



## John Islip Street, Westminster, SW1P

£2,300,000.00

A spacious three-bedroom apartment in one of Westminster's most prestigious addresses.

Abell and Cleland is one of the latest exciting new development in central Westminster. Both buildings are set within extensive communal gardens and offer residents a host of amenities which include a 24-hour porter, residents spa with an indoor pool, sauna and steam room facilities and a fully equipped gym.

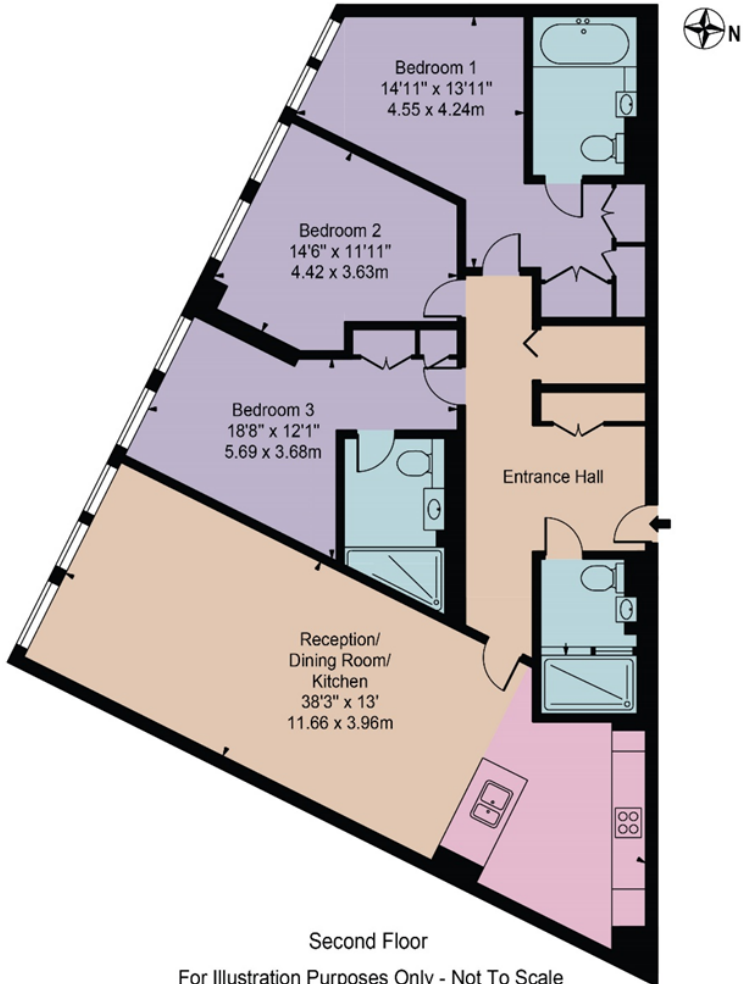
This spacious three-bedroom, three-bathroom apartment with nearly 1400 square feet of accommodation is arguably one of the most competitively priced on the market. The reception room extends to 37 feet in length with direct views overlooking landscaped gardens. The apartment is now fully available for immediate occupation.

Abell House is located off John Islip Street. There are a host of local shops, bars and restaurants and a wide range of shops available on Victoria Street. St James's Park is only a 0.5 mile walk away surrounded by some of London's most iconic buildings.

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## Abell House

Approx. Gross Internal Area 1402 Sq Ft - 130.25 Sq M



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.

**Tenure:** Leasehold

**Ground Rent:** £850.00 PA

**Service Charge:** £8,213.00 PA

**Lease:** 994 Years