



32 John Islip Street, Westminster
London SW1P

GARTON JONES.COM



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£915,000 Leasehold

We are pleased to offer this stylish 1 double bedroom apartment for sale of approx. 645sq.ft (60sq.m) on the 6th floor (with lift) of this luxury new building close to the River Thames, the Houses of Parliament and Tate Gallery. The property has an open plan reception room with a smart integrated kitchen, excellent storage including built in wardrobes to the bedroom and a utility cupboard, there is a luxury bathroom, comfort cooling and wood flooring. Residents of Cleland House benefit from a 24-hour concierge service, as well as a health spa with swimming pool and fitness centre. The development is also located next door to the international headquarters of Burberry and opposite the Westminster Hotel (with STK restaurant onsite). The area has an abundance of amenities and restaurants such as The Vincent Rooms, The Cinnamon Club, Visconti of Westminster (Italian Fine Dining & Cocktail Bar), the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. You are just a short walk away from the Chelsea College of Arts and St Johns Smith Square Concert Halls offering a variety of classical musical performances. The transport links of St James's Park, Westminster and Victoria are all within walking distance. The surrounding area offers an array of iconic landmarks which include the Houses of Parliament and Westminster Abbey. The local transport links of Victoria Station is nearby providing mainline UK services including the Gatwick Express as well as the underground services of Victoria, Pimlico, St James Park and Westminster.

EPC Rating B (84)
Long Leasehold: 994 Years Remaining (Expires in 3013)
Service Charges: £7000 Per Annum
Ground Rent: £550 Per Annum
Council Tax Band E (London Borough of Westminster)

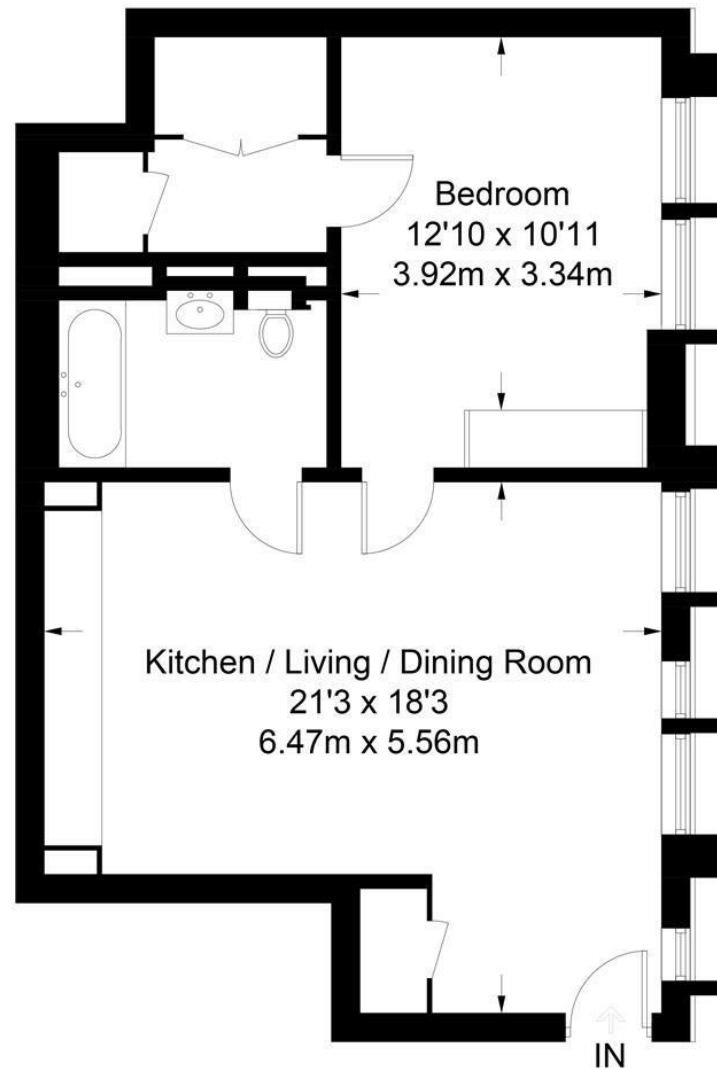
- Stylish One Bedroom Apartment
- 645 Square Feet (60 Sq.M)
- 6th Floor (Lift)
- Open Plan Reception Room
- Integrated Kitchen
- Comfort Cooling
- 24 Hour Concierge
- Residents Health Spa with Gym & Swimming Pool
- Walking Distance to St James's Park, Westminster & Victoria Transport Links & Amenities



EPC certificate available on request.

Cleland House

Approximate Gross Internal Area = 645 sq ft / 60 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice.

