



31 John Islip Street, Westminster  
London SW1P

GARTONJONES.COM



31 John Islip Street, Westminster  
London, SW1P

GARTON JONES.COM

49 Marsham Street Lettings:  
London +44 (0) 20 7340 0480  
SW1P 3DP westminster@gartonjones.com  
www.gartonjones.com

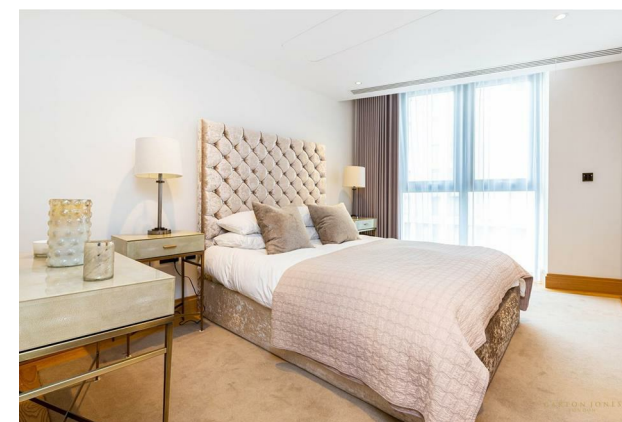
£1,475 Per Week

A 2 double bedroom apartment to rent of approx. 1079sq.ft (100sq.m), on the 9th floor (with lift) of this luxury new building close to the River Thames, the Houses of Parliament and Tate Gallery. This bright and spacious apartment has a triple aspect open plan reception room with a smart integrated kitchen, roof top views taking in iconic landmarks including Battersea Power Station and Westminster Cathedral, there are two private terraces, excellent storage including a walk-in wardrobe to the master bedroom and a large utility cupboard, 2 luxury bathrooms (1 en-suite), comfort cooling, wood flooring and use of secure underground parking space. Residents of Abell House will benefit from a 24-hour concierge service, as well as a health spa with swimming pool and fitness centre. You will be within walking distance to the amenities of Horseferry Road and Victoria Street which include many shops and a Curzon Cinema. The development is also located next door to the international headquarters of Burberry and opposite the Westminster Hotel. The transport links of St James's Park, Westminster and Victoria are all within walking distance.

\*\*Please note that the furniture may differ to that shown in the current photos

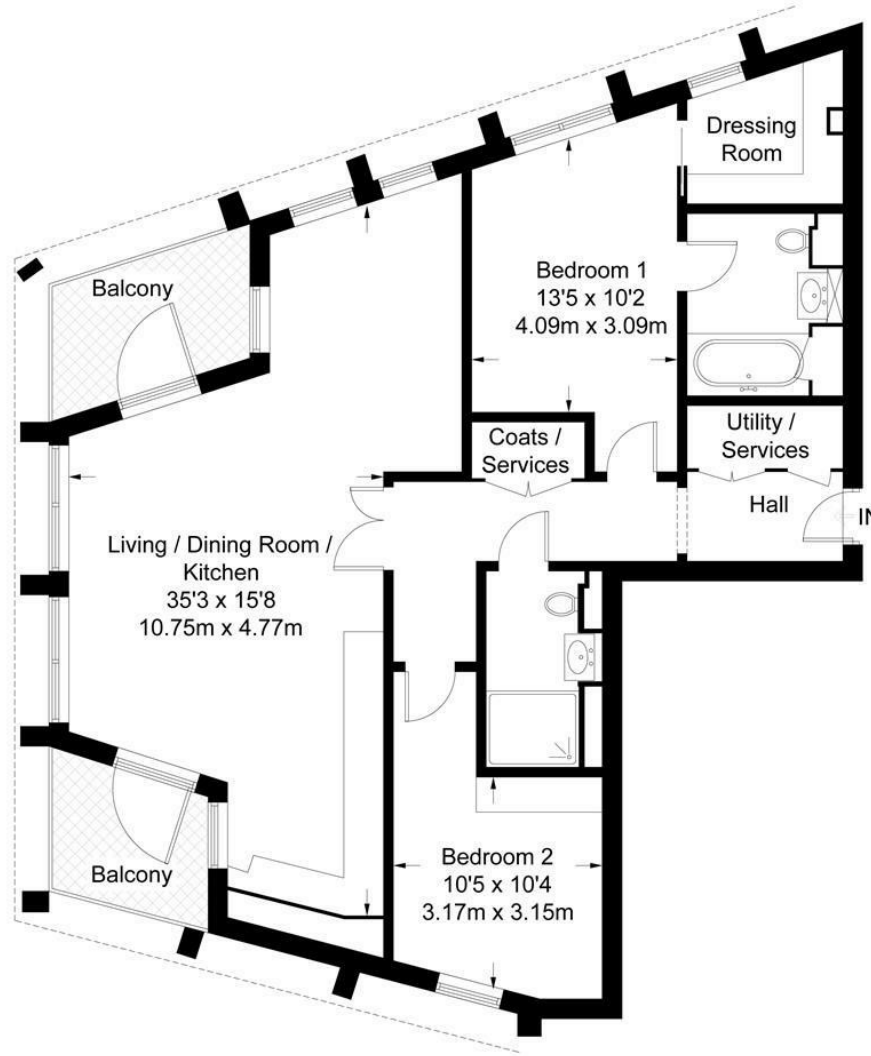
Westminster Council Tax Band G (London Borough Of Westminster)  
6 Month Minimum Term  
6 Week Security Deposit  
EPC Rating B (84)

- Stunning 2 Bedroom Apartment
- 1079sq.ft (100sq.m)
- 9th Floor (With Lift)
- Triple Aspect Open Plan Reception Room
- Integrated Kitchen
- 2 Luxury bathrooms (1 En-Suite)
- 2 Private Terraces with Roof Top Views
- Secure Underground Parking
- 24 Hour Concierge & Residents Health Spa with Gym & Swimming Pool
- Walking Distance to St James's Park, Westminster & Victoria Transport Links & Amenities



**Abell House**

Approximate Gross Internal Area = 1079 sq ft / 100.2 sq m



**Ninth Floor**

