



John Islip Street, Westminster  
London SW1P

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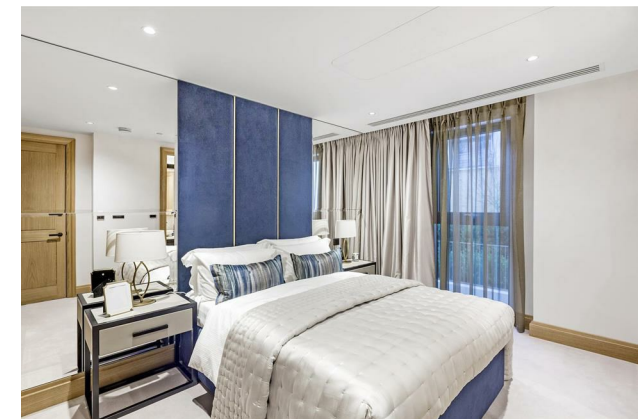
## £1,305 Per Week

A 2 double bedroom duplex apartment to rent of approx. 1175 square feet (109 Sq.M) on the ground floor of this luxury new development close to the River Thames, the Houses of Parliament and Tate Gallery. The property has been furnished to a high standard and further benefit's from a spacious open plan reception room with a dining area, there is a smart kitchen with Kuppertsbusch integrated appliances and a breakfast bar and access to a large private terrace ideal for entertaining in the Summer. Additionally there is excellent storage throughout including built in wardrobes to both bedrooms as well as a utility cupboard, there are luxury en-suite bathrooms to both bedrooms, a guest cloakroom, comfort cooling, wood flooring and high ceilings.

Residents of Abell House will benefit from a 24 hour concierge service, as well as a health spa with swimming pool and fitness centre. John Islip Street is extremely convenient for access to many of the renowned local landmarks which include the Houses of Parliament, Westminster Abbey and Tate Britain. Local transport links are excellent and include St James's Park, Westminster and Victoria Station which also provides mainline UK services including the Gatwick Express as well as the underground services. The area has an abundance of amenities such as Sainsbury's, Waitrose, Marks & Spencer's and a Curzon Cinema plus following on from the extensive regeneration of Victoria street a selection of many new restaurants to complement existing ones such the Vincent Rooms, The Cinnamon Club, the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station.

Minimum Term 12 Months  
Deposit 6 Weeks  
Council Tax Band G (London Borough of Westminster)  
EPC Rating: B (85)

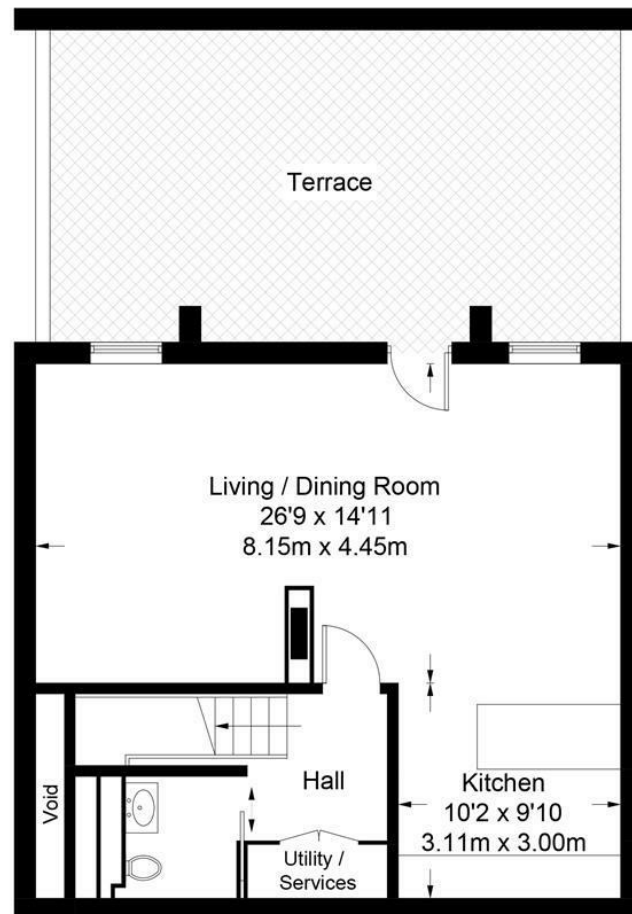
- 2 Bedroom Duplex Apartment
- 1175 Sq.Ft (109 Sq.M)
- Open Plan Reception Room
- Kitchen with Kuppertsbusch Integrated Appliances
- 2 Bathrooms (En-Suite)
- Large Private Terrace
- Furnished
- Available: 28th November 2025
- 24 Hour Concierge With Residents Leisure Suite with Swimming Pool, Gym & Spa
- Close To Transport Links of Westminster, St James Park



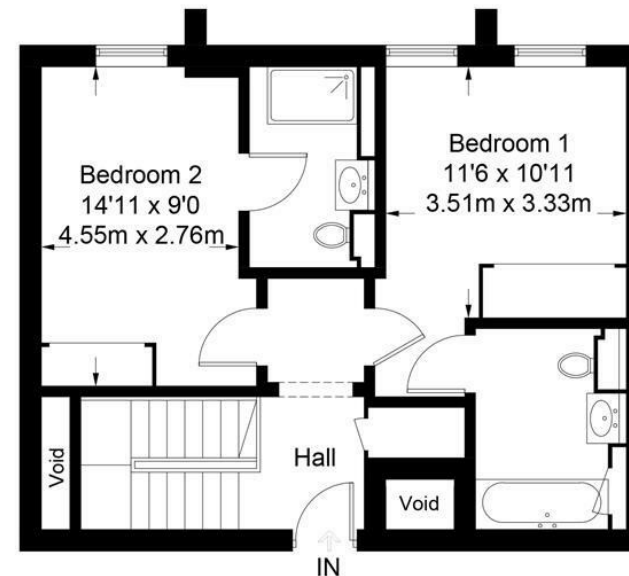
EPC certificate available on request.

## Abell House

Approximate Gross Internal Area = 1175 sq ft / 109.2 sq m (Excluding Void)



**Lower Ground Floor = 637 sq ft / 59.2 sq m**



**Upper Ground Floor = 538 sq ft / 50 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.



