



John Islip Street, Westminster, London **SW1P**

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# John Islip Street, Westminster London, **SW1P**

This stunning, brand new apartment offers approximately 1,347 sq ft and comprises a large principal suite, 2 further double bedrooms, family shower room, open plan reception/dining room with kitchen. Fitted wardrobes in the bedrooms provide excellent storage as well as the utility room in the entrance hall. There is also a balcony of ample proportions with a fantastic aspect. The specification of the apartment is exceptional, with parquet timber flooring in the hallway and reception/dining room, composite stone worktops with back painted glass splashbacks in the kitchen.

Benefiting from fantastic residents' facilities including gym, spa, swimming pool, communal gardens and business suite. The apartment further benefits from a dedicated 24-hour concierge service that will attend to visitors and residents.



**Guide price:** £2,400,000

**Tenure:** Leasehold: approximately 989 years remaining

**Local authority:** London Borough of Wandsworth

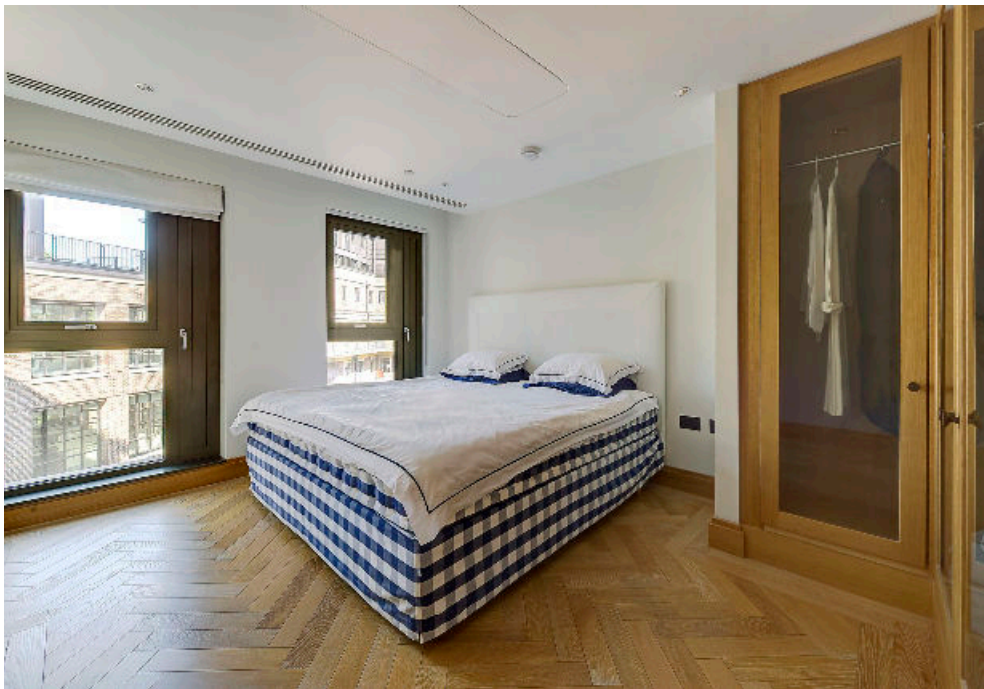
**Council tax band:** H

## Location

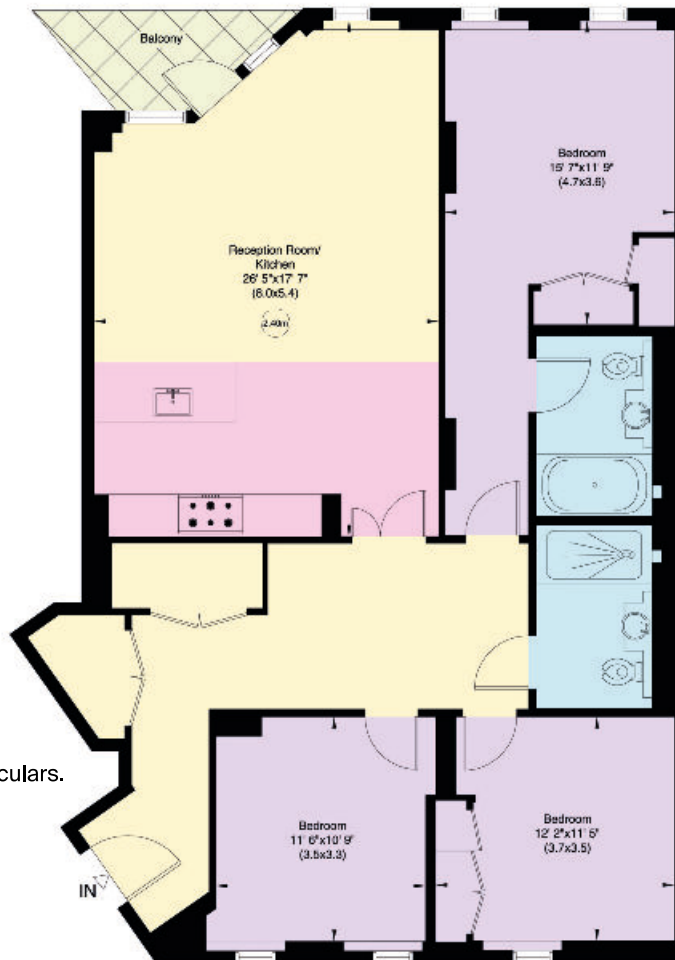
Nearby transport links include Pimlico Underground Station (Victoria line) 0.5 miles. St James's Park Underground Station (Circle and District lines) 0.7 miles. Westminster Underground Station (Circle, District and Jubilee lines) 0.7 miles.

The new Crossrail link at Bond Street station (due for completion soon) is just one stop from Westminster and will provide fast access to the city and airports. (All times and distances are approximate).





**Approximate Gross Internal Floor Area**  
**125 sq m / 1347 sq ft**



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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