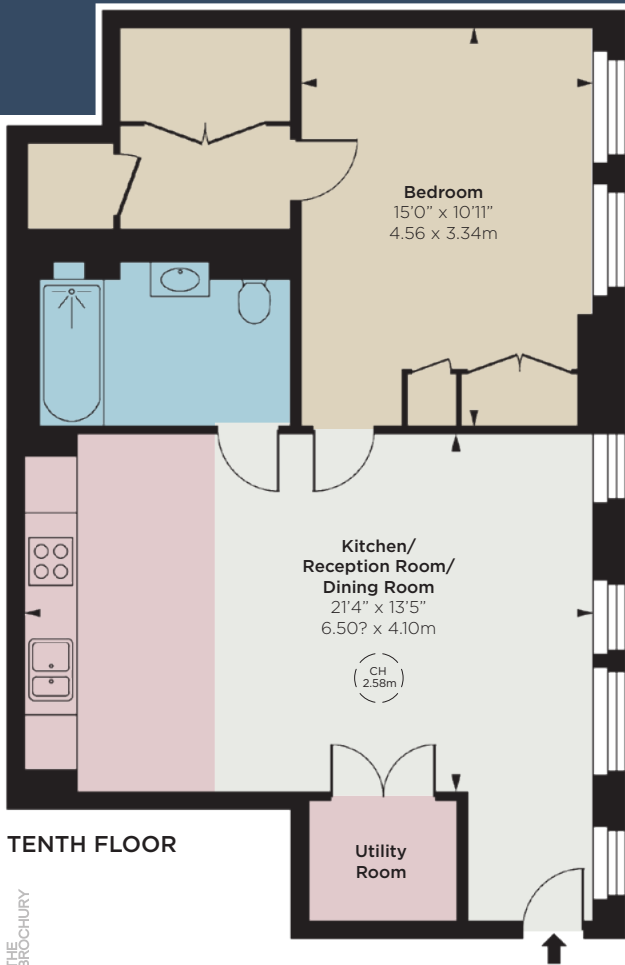


# CLELAND HOUSE

JOHN ISLIP STREET SW1



Approximate Gross  
Internal Area  
660 sq ft  
61.31 sq m  
CH: Ceiling Height



This plan has been prepared by The Brochure by Jones Lang LaSalle

A modern one bedroom apartment on the tenth floor (with lift) of this luxury new development built ten years ago close to the River Thames, the Houses of Parliament and Tate Gallery. This flat has open-plan reception with a smart integrated kitchen, storage including built-in wardrobes to the bedroom, a utility cupboard housing a washer dryer, lift and 24-hour concierge.

The development is ideally located in the heart of Westminster and the residents of Abell and Cleland have full access to a state of the art gym, luxurious swimming pool and spa and business rooms.

#### Accommodation

- Bedroom
- Bathroom
- Reception room/kitchen
- Lift
- 24 hour concierge

**Guide Price** £925,000

**Tenure** Leasehold, 988 years remaining (expires 01/01/3012)

**Ground Rent** £768.12 for the year 2024

**Service Charge** £7,317.68 for the year 2024

**Local Authority** City of Westminster

**Council Tax** Band H

**EPC Rating** B



This plan is not to scale. It is for guidance and not for valuation purposes. All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. This floorplan is for guidance only and not for valuation purposes. 24/06/24 JLL-240613-03-GG-FOC

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