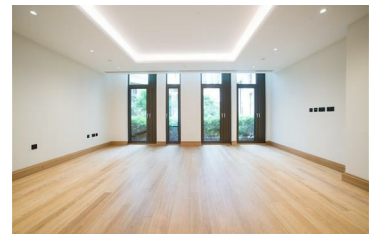
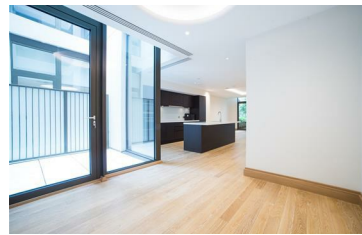
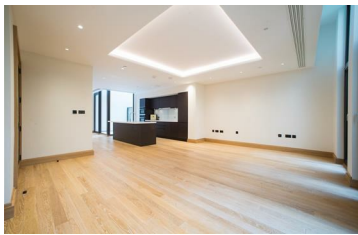




**JAMES  
ANDERSON**



## TO LET

**£6,933**

John Islip Street, London, SW1P

A larger than average three bedroom apartment with a private terrace in this iconic and brand new Westminster development. This immaculate ground floor apartment comprises 1650 square feet of open-plan living space with a luxury fitted kitchen. Finished to an excellent standard and providing bright living space throughout, the apartment benefits from three bedrooms with en-suite and walk-in wardrobe to the master bedroom and a further family bathroom and downstairs WC bathroom.

Highlights of this property include the private terrace and off-street parking.

Located in a prestigious neighbourhood with easy access to shops, restaurants, and public transportation, this property offers the best of city living.



Three Double Bedrooms



Three Modern Bathrooms



Stunning Reception Room



Open Plan Kitchen



EPC B | Council Tax H | Deposit £9,600.00



Pimlico Station



River Thames



Private Terrace



Underground Allocated Parking



12 Month Minimum Term | Holding Deposit £1,600.00



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

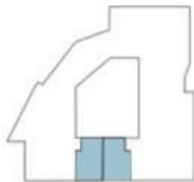
**0208 878 8688**



Lower Level



Upper Level



Apartment Floor 3.0.1 3.0.2 (handed) G, 1

Living	18' 11" x 13' 2"	5781mm x 4016mm
Dining	9' 9" x 10' 6"	2990mm x 3200mm
Kitchen	13' 5" x 15' 3"	4109mm x 4670mm
Bedroom 1	10' 3" x 12' 8"	3140mm x 3859mm
Bedroom 2	9' 7" x 17' 0"	2935mm x 5183mm
Bedroom 3	9' 6" x 10' 6"	2900mm x 3198mm
<b>Total area</b>	<b>1,560 sq ft</b>	<b>145 sq m</b>

1.2.3  
 — Apartment number  
 — Level number  
 — Lift core number

— Depicts measurement points  
 Floor plans shown are for approximate measurements only and are not to scale. Exact layout and sizes may vary. All measurements may vary within a tolerance of 3%.

