



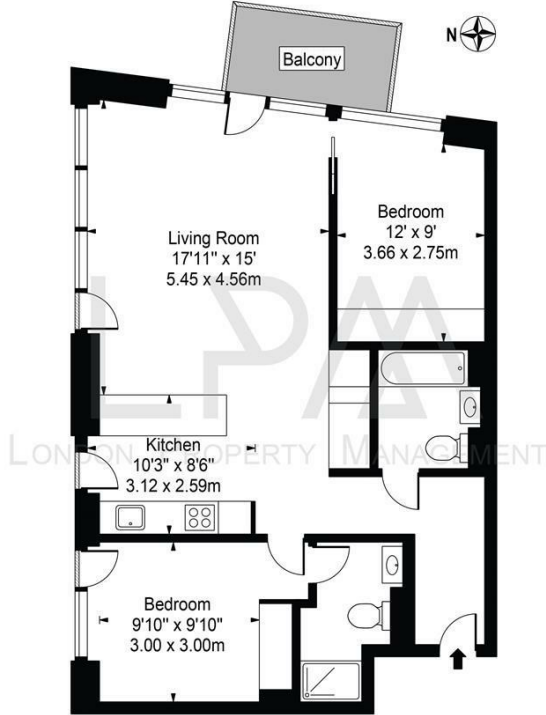
41 LYELL STREET LONDON, E14 0ST

**£750,000
LEASEHOLD**

Beautifully presented two bedroom apartment set on the 13th floor of Amelia House in the sought after London City Island development. The development features, 24-hour concierge, swimming pool and wellness facilities alongside landscaped gardens, ensuring residents have all they need on The Island.

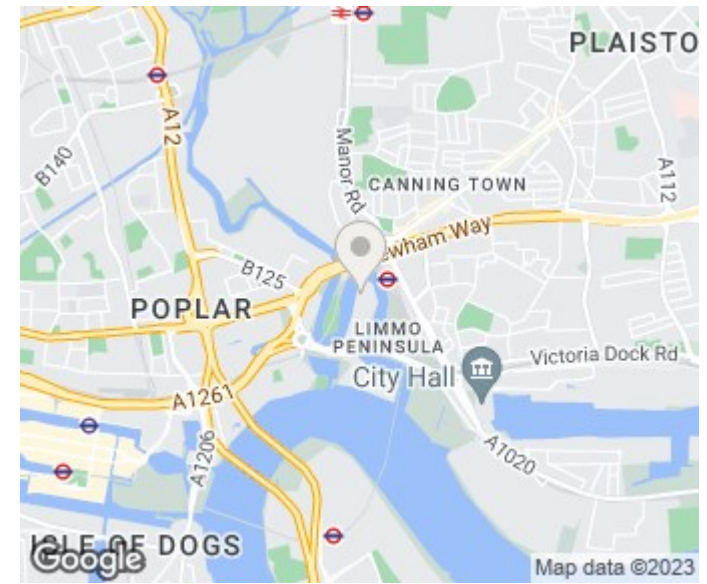
LPM
LONDON PROPERTY MANAGEMENT

Amelia House
 Approx. Gross Internal Area 837 Sq Ft - 77.76 Sq M



Thirteenth Floor
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements