



19 LYELL STREET LONDON, E14 0RR

**£846,000
LEASEHOLD**

Stunning two bedroom apartment set on the 19th floor of Modena House within 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.

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2 BEDROOM

Internal area:

72.5 sqm / 780 sqft

Balcony area:

8.1 sqm / 87 sqft

Living area:

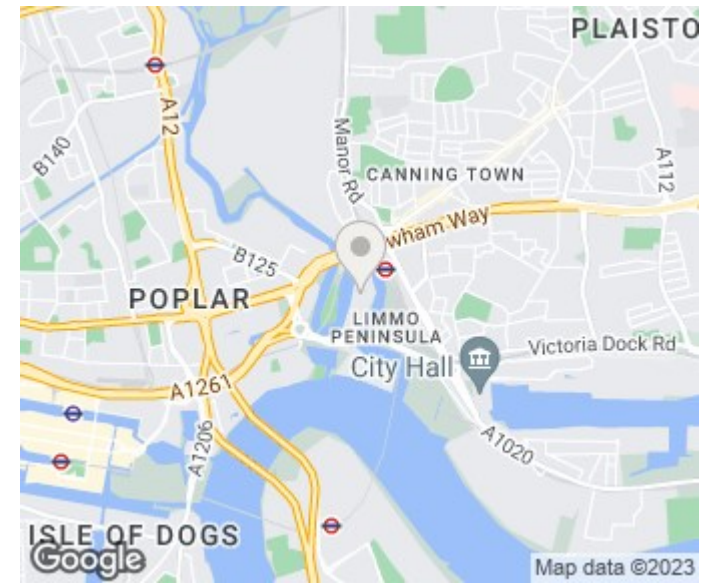
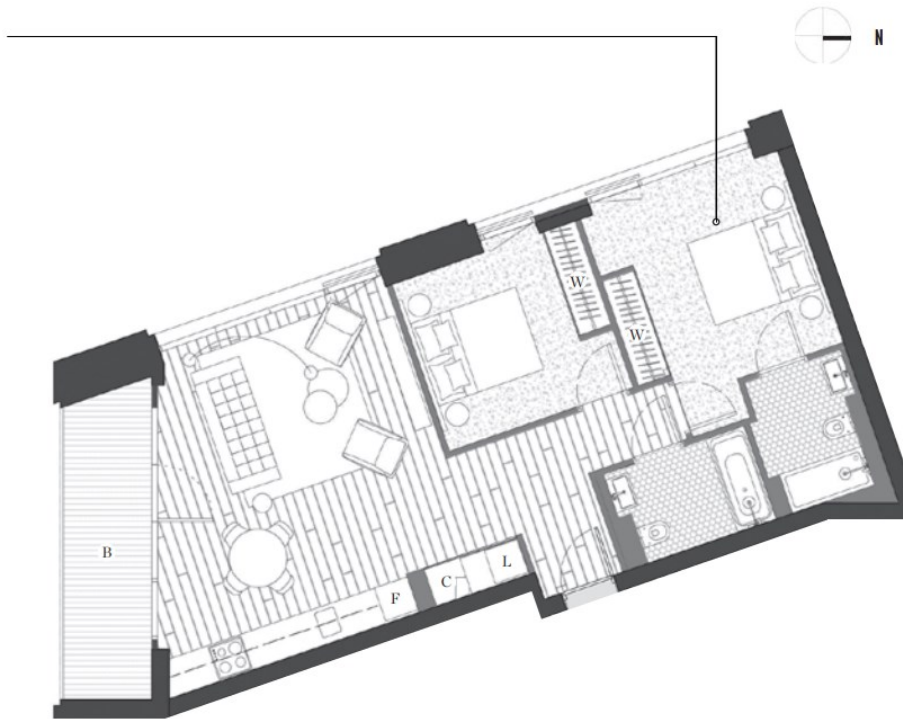
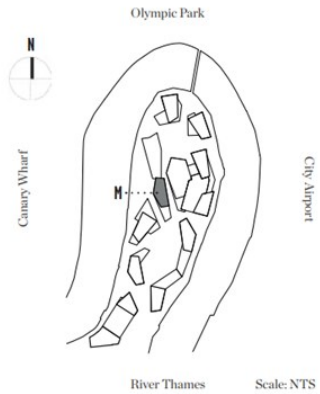
5245 mm x 5715 mm

Bedroom 1:

3000 mm x 3500 mm

Bedroom 2:

2750 mm x 3050 mm



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	

LPM

LONDON PROPERTY MANAGEMENT

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London
E14 4QZ

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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