



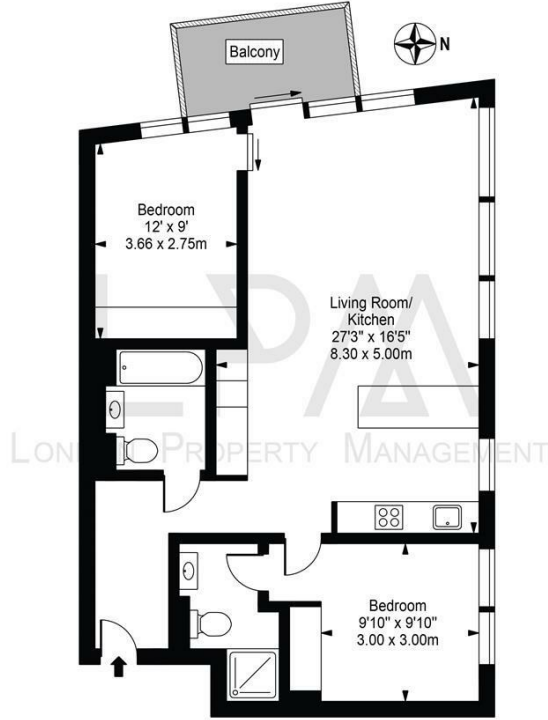
41 LYELL STREET LONDON, E14 0ST

**£808,000
LEASEHOLD**

Stylish and spacious two double bedroom apartment in the highly sought after London City Island Development by Ballymore-ECO World. Spanning a sizeable 837 sq.ft and situated on the 15th floor the apartment offers an open plan kitchen/living space with two double bedrooms, large chic bathroom and en-suite.

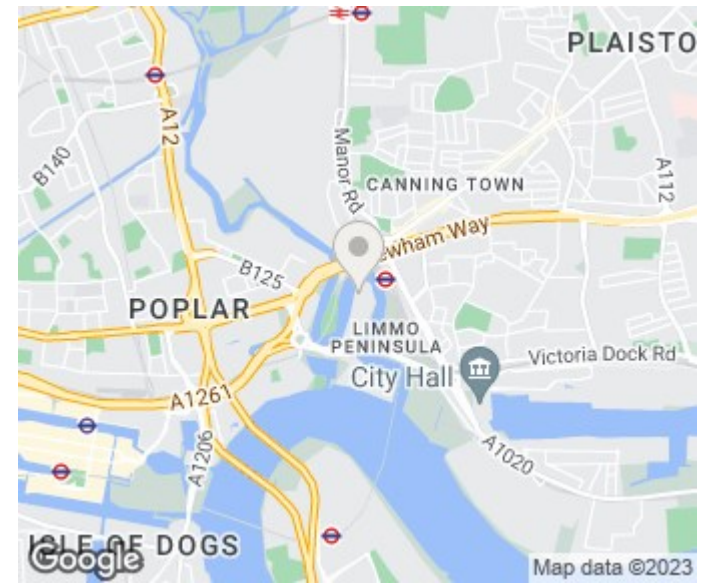
LPM
LONDON PROPERTY MANAGEMENT

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



Fifteenth 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		83	83
(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	



London Property Management
 25 Cabot Square
 London
 E14 4QZ

020 3051 8689
 emma@ldn-pm.co.uk
 25 Cabot Square

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