



41 LYELL STREET LONDON, E14 0SS

**£490,000
LEASEHOLD**

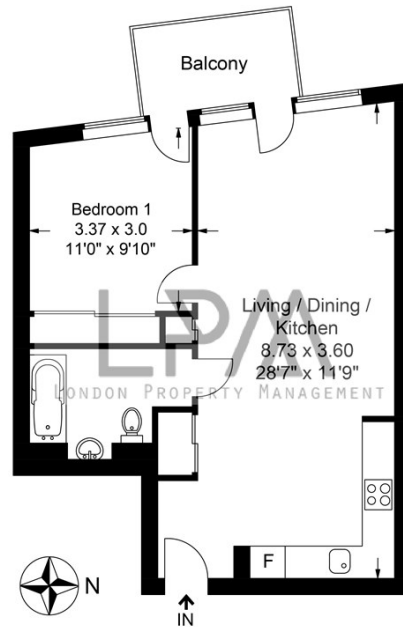
Stylish one bedroom apartment available now in the highly sought after London City Island Development by Ballymore-ECO World.

Spanning a sizeable 570 sq.ft and situated on the 7th floor, the apartment offers an open plan living space leading to a 55 sq ft balcony, fully integrated kitchen, double bedroom and a modern bathroom.

LPM
LONDON PROPERTY MANAGEMENT

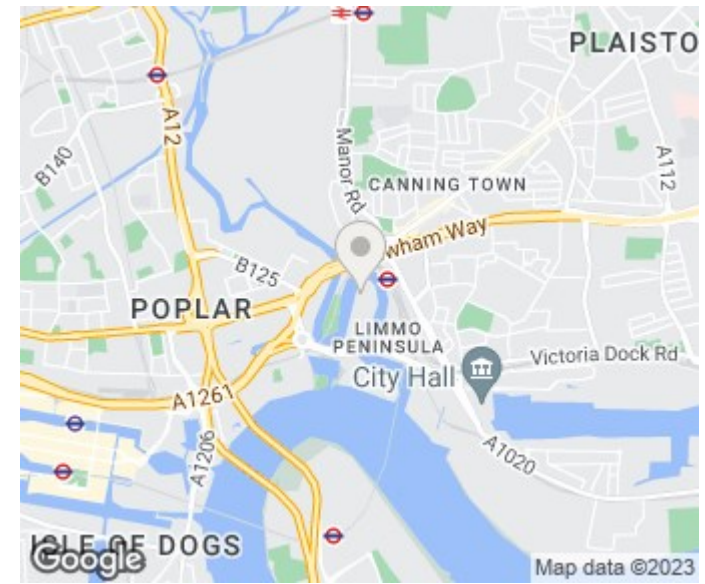
Amelia House

Approximate Gross Internal Area
52.0 sq m / 560 sq ft



Seventh Floor

The floor plan is not to scale and measurements and are as shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of measuring practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your inspection of the property.



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	



LONDON PROPERTY MANAGEMENT

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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