



41 LYELL STREET
LONDON, E14 0SS

£800,000
LEASEHOLD

Immaculate west facing two double bedroom apartment set on the 13th floor of Amelia House in the highly sought after London City Island Development by Ballymore-ECO World.

LPM
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Amelia House

Approximate Gross Internal Area
79.79 sq m / 859 sq ft



Thirteenth 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		84	84
(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