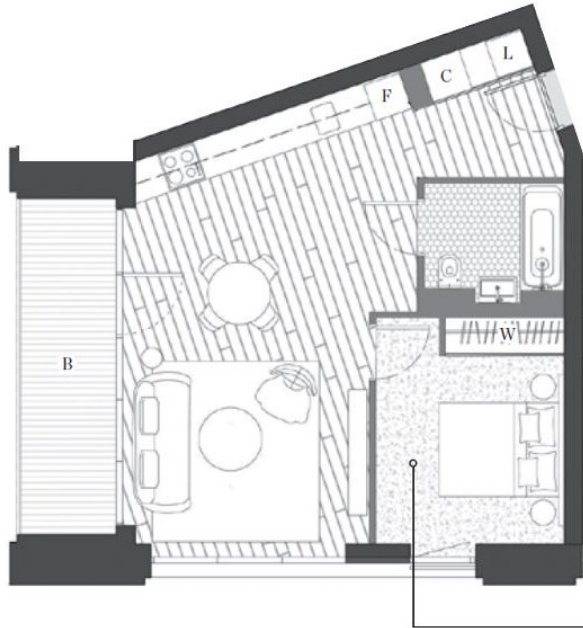


## **19 LYELL STREET LONDON, E14 0RR**

**£475,000  
LEASEHOLD**

A delightful one bedroom apartment set in Modena House within the sought after London City Island development by Ballymore. Residents of City Island have access to first class amenities including a 24-hour concierge service and security, lounge area, cinema, outdoor heated swimming pool, well-equipped gym and beautiful landscaped gardens.

**LPM**  
LONDON PROPERTY MANAGEMENT



## 1 BEDROOM

**Internal area:**

50.8 sqm / 547 sqft

**Balcony area:**

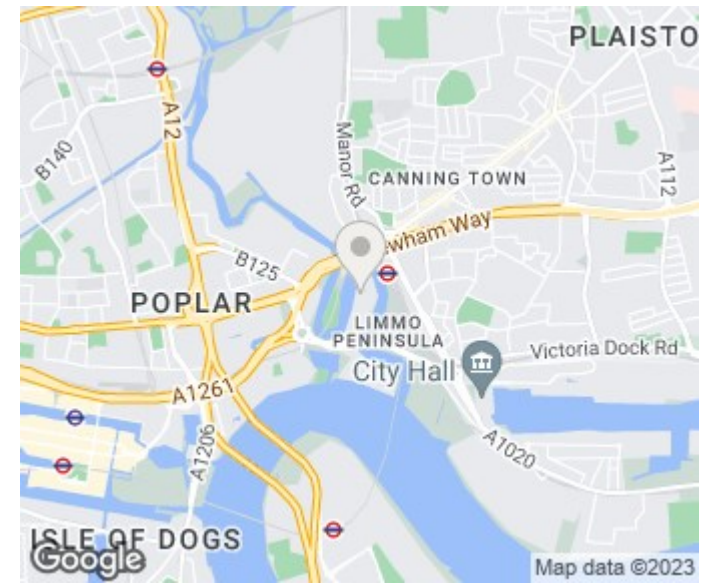
8.2 sqm / 88 sqft

**Living area:**

3935 mm x 6910 mm

**Bedroom 1:**

3000 mm x 3000 mm



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



LONDON PROPERTY MANAGEMENT

London Property Management  
25 Cabot Square  
London  
E14 4QZ

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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