



## LONDON CITY ISLAND, E14 0ST

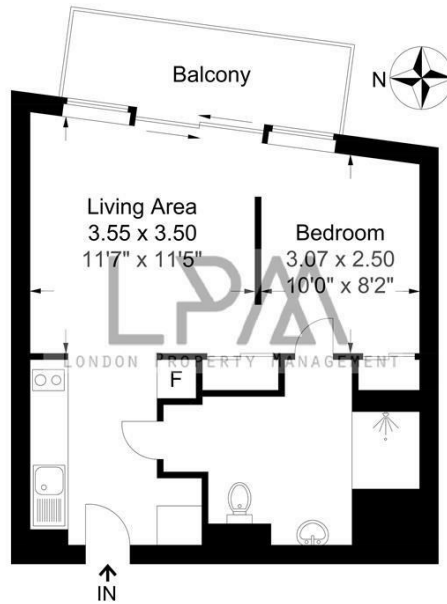
**£350,000  
LEASEHOLD**

This spacious studio is for sale 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. The addition of the English Ballet Theatre and London Film School to the site ensures the further development of The Island and enshrines its place in the London community.

**LPM**  
LONDON PROPERTY MANAGEMENT

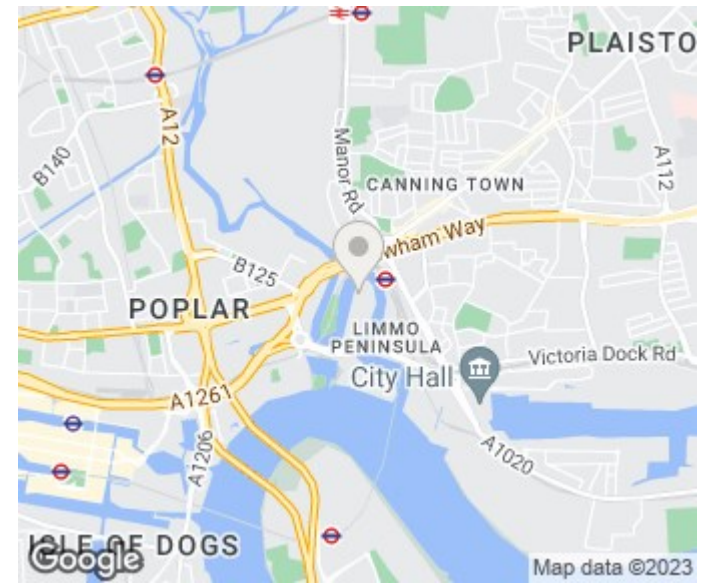
## Astell House

Approximate Gross Internal Area  
37.5 sq m / 404 sq ft



Sixth 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) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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