

Lyell Street, London

Asking Price £700,000

A luxury two bedroom apartment situated in the London City Island development. The property benefits from a spacious balcony with amazing views and an open plan kitchen. The development is located only moments away from Canning Town tube station.

Residents can take advantage of the stunning communal amenities such as the residents pool, gym, sauna, and clubhouse, in addition to a 24 hour concierge service.

Approximately 987 years remaining on lease

Ground rent amount: Ask agent

Ground rent review period: Ask agent

Service charge amount: approx. Ask agent

Service charge review period: N/A

Council tax band: E (Tower Hamlets)

Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fttp | Lift Access
| No Parking | Cladding: EWS1 Certificate available

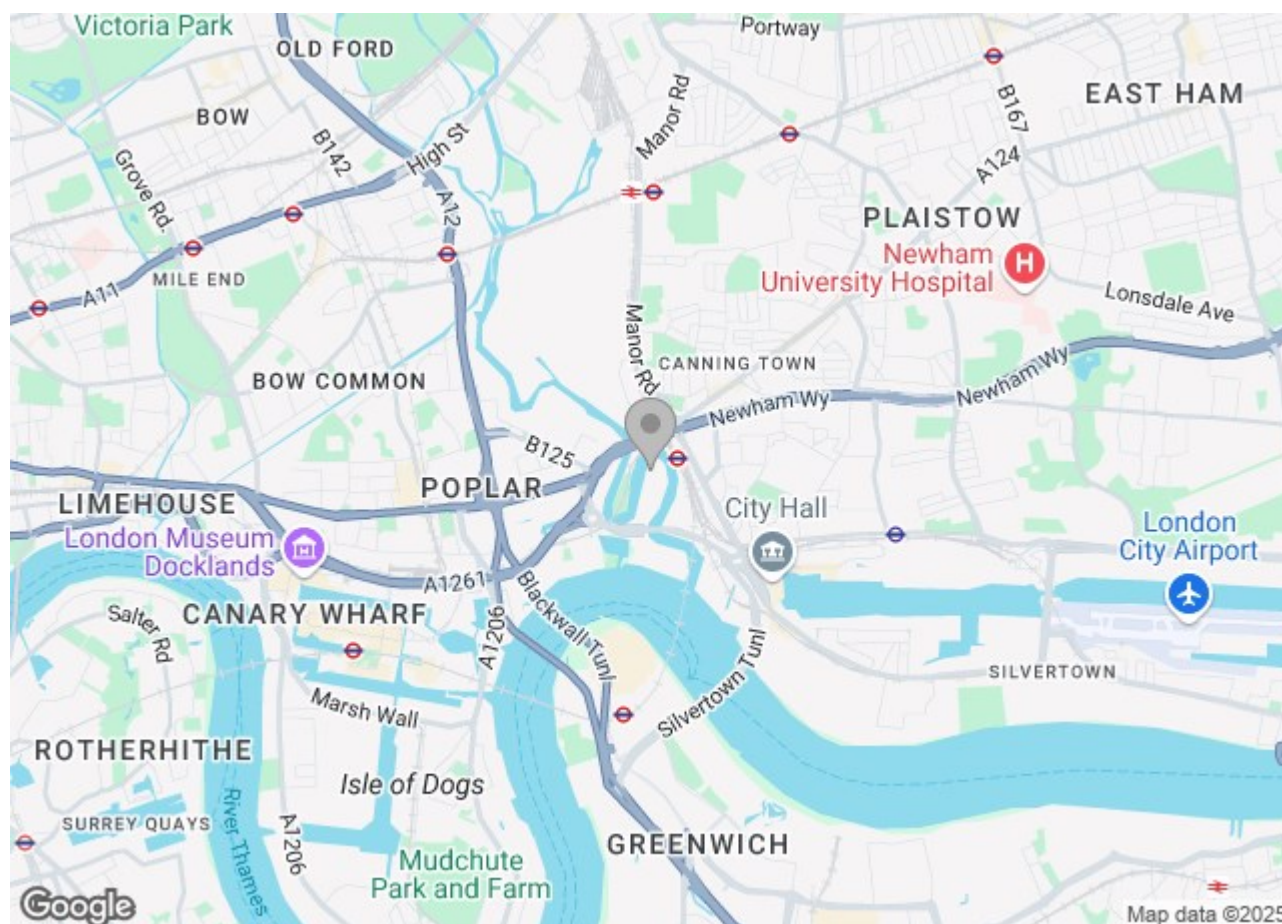
To check broadband and mobile phone coverage please visit Ofcom

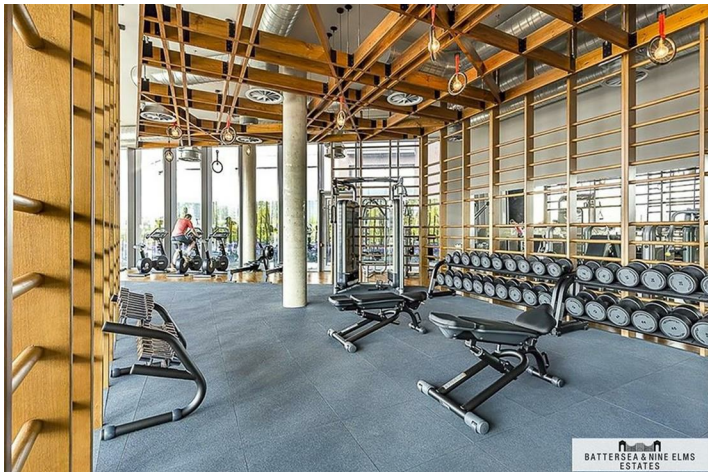
To check planning permission please visit Tower Hamlets Council Website. Planning & Building Control

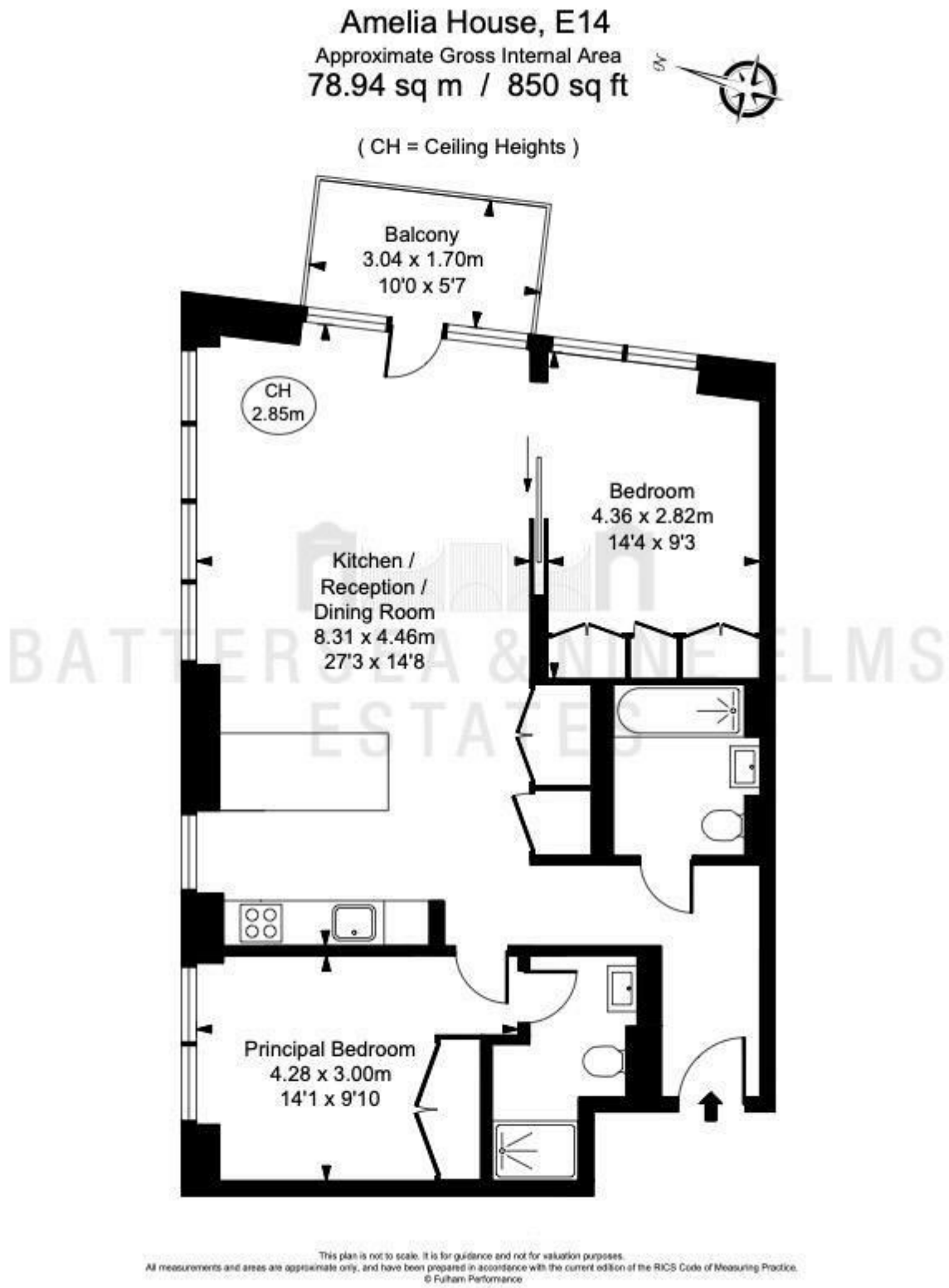
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- Two bedrooms
- Two bathrooms (one en suite)
- 24 Hour concierge
- Gym & Swimming pool
- Spa & treatment rooms
- Excellent transport links







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	