

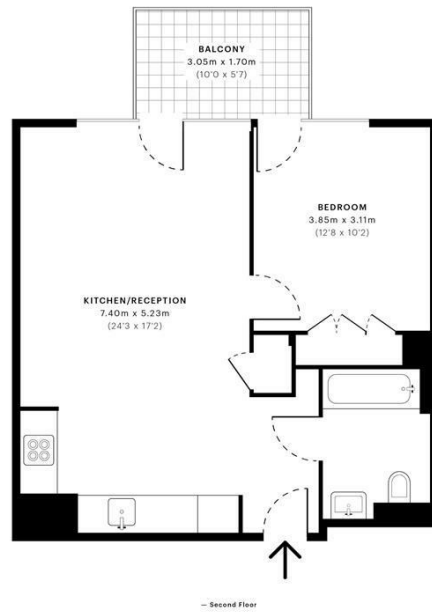
206 MODENA HOUSE

19 LYELL STREET, E14 0RQ

£425,000
LEASEHOLD

Situated within the hugely desirable London City Island development, this spacious one bedroom apartment sits on the 2nd floor and comprises of an open plan kitchen living area, double bedroom with built in wardrobe space, a modern bathroom and a large private balcony area. London City Island is situated just 0.1 miles from Canning Town Station, which access to both the Jubilee and the DLR, and offers a premium finish throughout and Manhattan loft-style aesthetic and is seen as one of the residential hotspots for creatives in East London.

DouglasPryce



GROSS INTERNAL AREA (GIA)
The footprint of the property
51.69 sqm / 556.39 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered heated pools
49.32 sqm / 530.89 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
3.18 sqm / 34.30 sqft

RESTRICTED HEAD HEIGHT
Controlled use area under 1.9m
0.00 sqm / 0.00 sqft

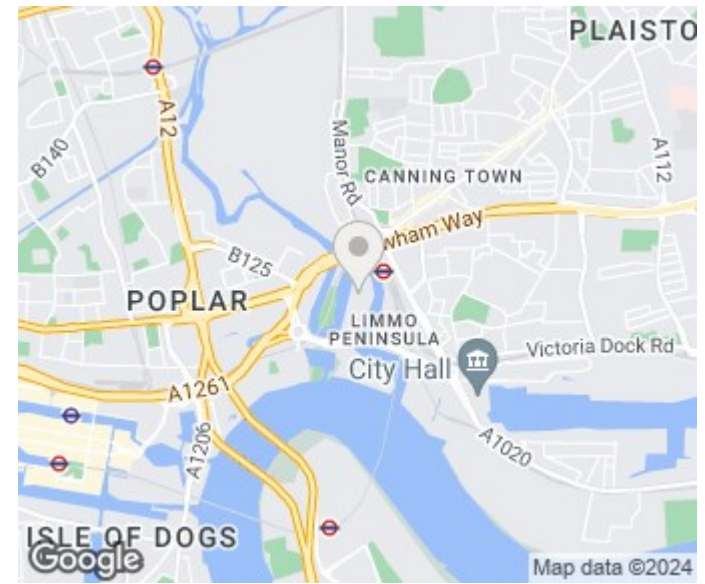
spec Verified

RICS Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS RESIDENTIAL: 51.85 sqm / 557.34 sqft
IPMS COMMERCIAL: 54.81 sqm / 587.82 sqft

spec id: 6209972f048a15de8018063



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	

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

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