

## 205 MODENA HOUSE

19 LYELL STREET, E14 0RQ

£2,100 PCM

Situated within the hugely desirable London City Island development, this one bedroom fully furnished 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.

Residents within London City Island have a range of amenities including a clubhouse, 24-hour concierge, gymnasium, spa and treatment rooms, a cinema screening room and swimming pool.

**DouglasPryce**

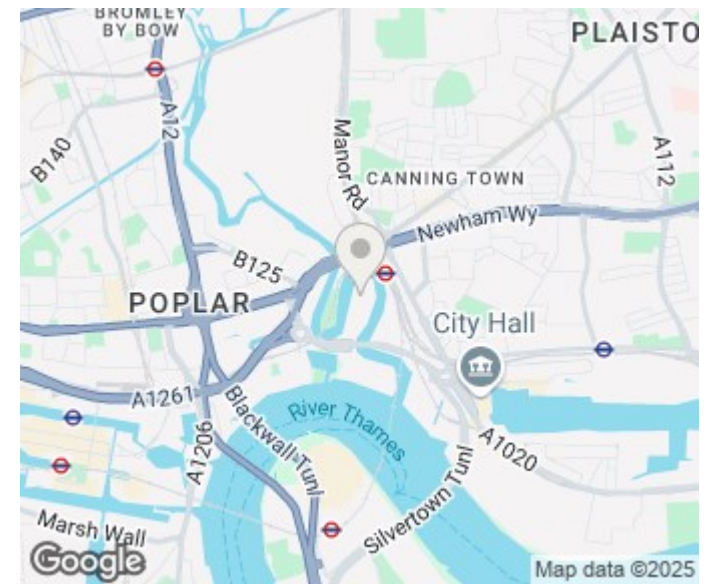


**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
51.04 sqm / 546.85 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external stairs  
Includes mezzanines, non-structural height  
49.25 sqm / 530.12 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, screens etc.  
3.20 sqm / 34.42 sqft

**RESTRICTED HEAD HEIGHT**  
Lowest use area under 1.8m  
0.00 sqm / 0.00 sqft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	

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

Lettings  
Verdant Lane  
London  
SE6 1LF

07887933642  
glenn@douglaspryce.co.uk  
www.douglaspryce.co.uk

**DouglasPryce**