



**702 Modena House 19 Lyell Street, London, E14 0RQ**  
**£650 Per week**

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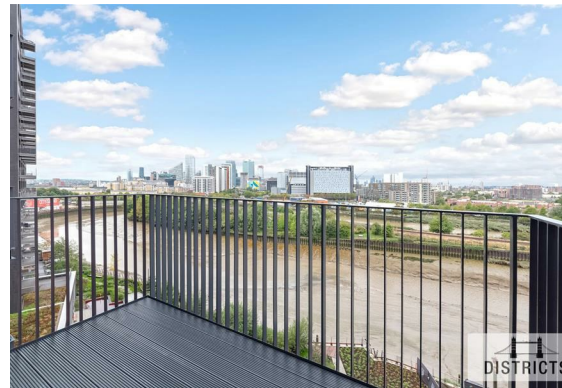
This luxurious, fully furnished two bedroom apartment is situated in London City Island, one of the most desirable developments in East London. Featuring stunning views from both the reception room and bedrooms, the property offers a private balcony, an open plan kitchen / reception room, contemporary designed bathrooms and built in storage in the bedrooms.

\*Photos have been digitally staged for marketing purposes.

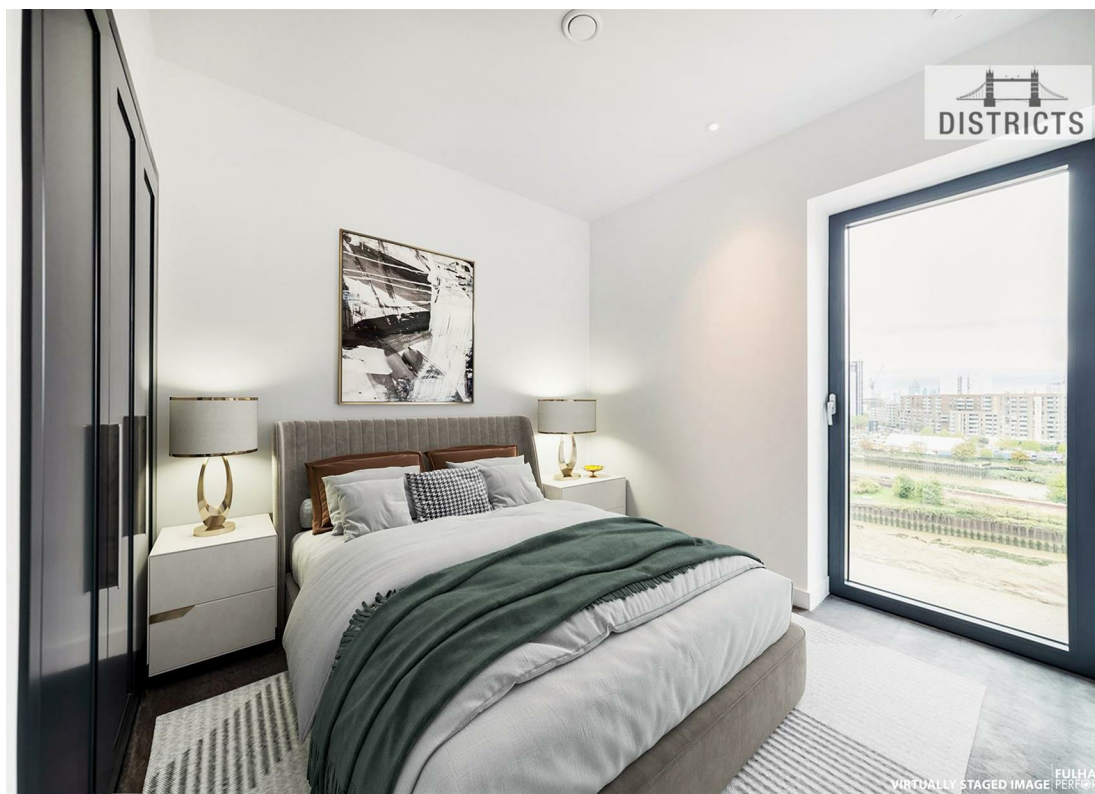
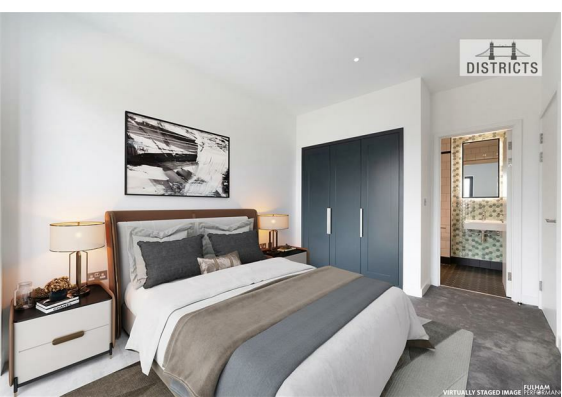
Residents can enjoy a wonderful array of facilities which include a 24 hour concierge service, excellent transport links, gym, swimming pool & spa.

Council Tax Band: Tower Hamlets - E  
 Minimum contract: 12 months  
 Change of contract fee: £50 including VAT  
 Lift access  
 Holding Deposit - £650 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet: FTTP  
 To check broadband and mobile phone coverage please visit Ofcom.







Modena House,  
Lyell Street, E14

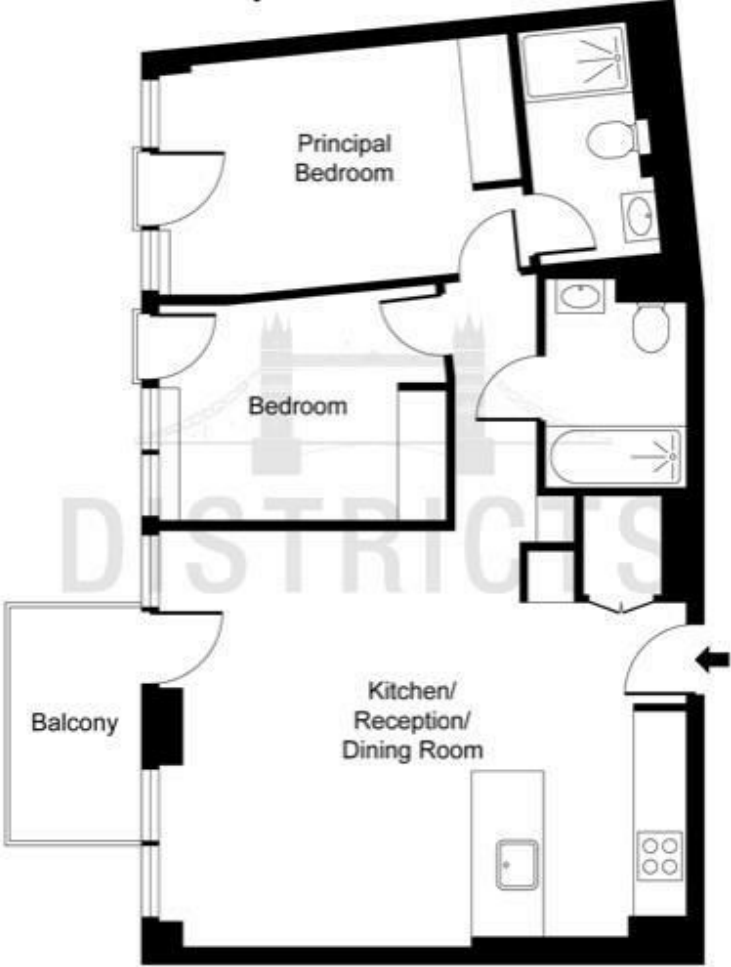


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>84</b>	<b>84</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		
England & Wales		EU Directive 2002/91/EC

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 firms employment has the authority to make or give any representation or warranty in respect of the property.