



**807 Amelia House 41 Lyell Street, London, E14 0SS**

**Asking price £465,000**

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A luxury one 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 988 years remaining on lease

Ground rent amount: £500pa

Ground rent review period: Ask agent

Service charge amount: approx. £4,327.pa

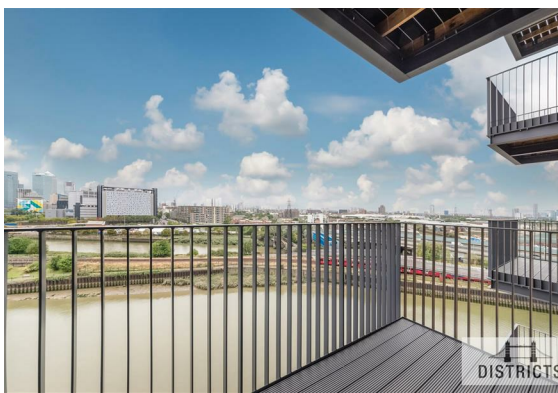
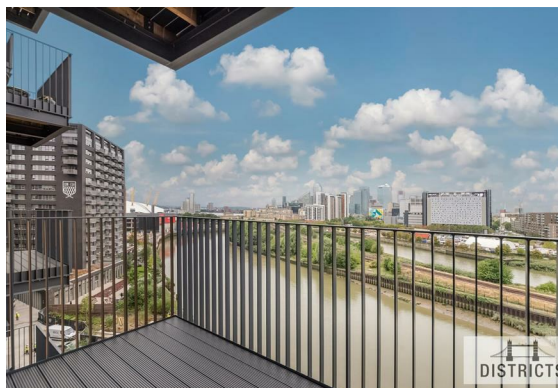
Service charge review period: Ask agent

Council tax band: E (Tower Hamlets)

Electricity supply – Mains | Heating – Mains | 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







Amelia House,  
Lyell Street, E14  
Approximate Gross Internal Area  
52.0 sq m / 560 sq ft

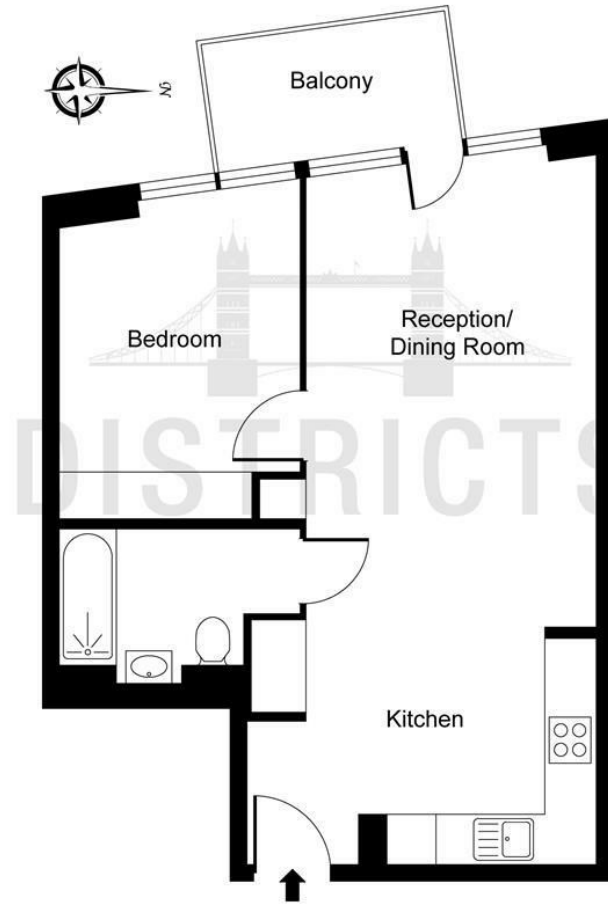


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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

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