



City Island, Canning Town
London E14

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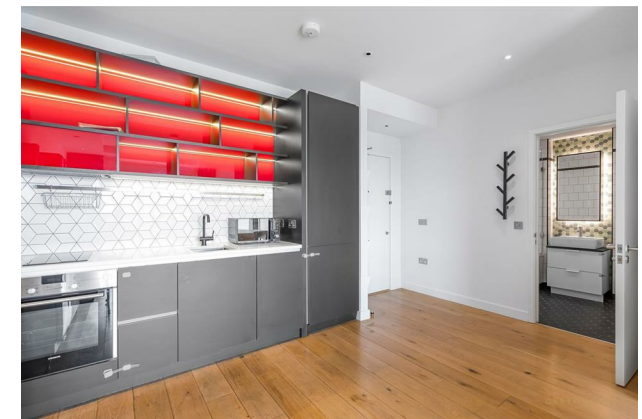
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£535,000 Leasehold

We are pleased to offer this very well presented one bedroom apartment available for sale in the popular Ballymore City Island development. The apartment is offered with vacant possession and the internal living space measures at 541 Square Feet (50.3 Sq. M) located on the 18th Floor with lift. The accommodation comprises of an open plan reception room with an integrated kitchen, a luxury bathroom suite and Juliette style balcony. City Island is a new neighbourhood located on the Leamouth Peninsula by Canary Wharf. The landscaped site is home to the English National Ballet (Kent Building), surrounded by water and connected by a specially commissioned bridge. The Island's residents are members of the exclusive City Island Arts Club and membership allows access to a range of elegantly designed private facilities including a clubhouse, 24 hour concierge, gymnasium, spa & treatment rooms, a screening room, pools and gardens. There are many on site shops and restaurants and very well connected to local transport links including the DLR.

Service Charge £4200 Per Annum
Ground Rent £500 Per Annum
Long Leasehold 999 Years From 2014
Council Tax Band D (Tower Hamlets)
EPC Rating B (85)

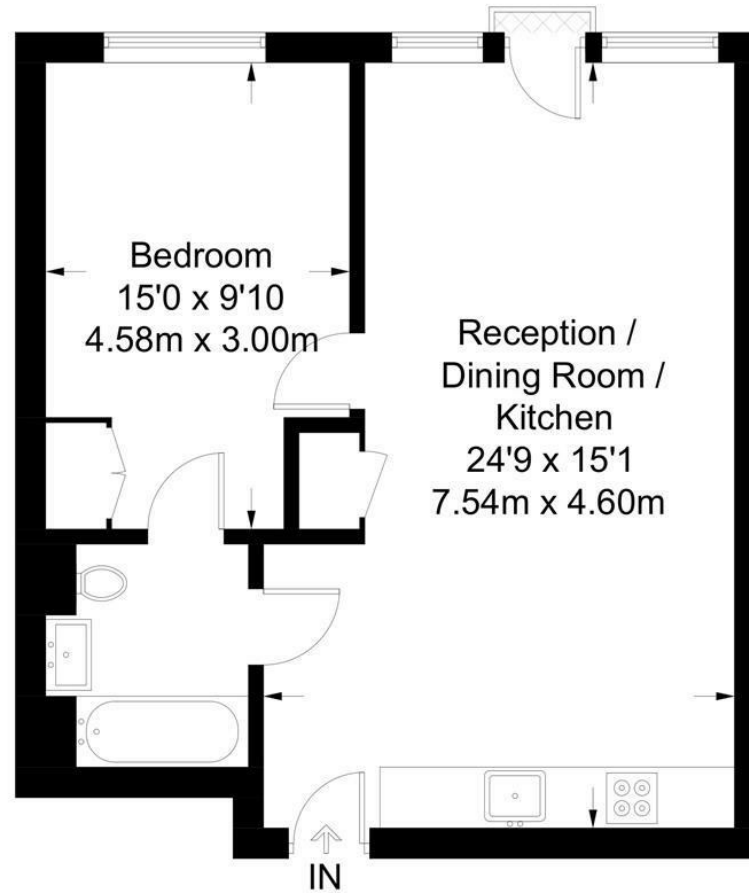
- 1 Bedroom Apartment
- 541 Square Feet (50.3 Sq.M)
- 18th Floor (Lift)
- Open Plan Reception Room
- Contemporary Integrated Kitchen
- Luxury Bathroom Suite
- Juliette Style Balcony
- Many On-Site Shops & Restaurants
- Residents Facilities including a 24 Hour Concierge, Gym, Spa, Pool & Screening Room
- Close To Canning Town Station



EPC certificate available on request.

Grantham

Approximate Gross Internal Area = 541 sq ft / 50.3 sq m



Eighteenth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice.

