



7 Lyell Street, Canning Town
London E14

GARTON JONES.COM



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£425,000 Leasehold

A 1 double bedroom apartment for sale on the 3rd floor (with lift) of Meade House one of the buildings forming Ballymore's popular London City Island development. This property further benefits from an open plan reception room with an integrated kitchen with Siemens appliances, there is a luxury bathroom suite, a large balcony with partial views of the O2 arena, wood flooring and good storage including fitted wardrobes to the bedroom. London City Island is a new neighbourhood on the Leamouth Peninsula close to Canary Wharf and is home to the English National Ballet, surrounded by water and connected by a specially commissioned bridge to the transport links of Canning Town. Residents will become members of the exclusive City Island Arts Club and membership provides access to a range of elegantly designed private facilities including a clubhouse, 24 hour concierge, gym, spa & treatment rooms, a screening room and swimming pool. There are on site shops and restaurants and you will be well connected to other local transport links including the DLR.

Council Tax Band D (Tower Hamlets)
Service Charges: £4009 Per Annum
Ground Rent: £500 Per Annum
Long Leasehold 999 Years from 1st January 2014 (990 Years Remaining)
EPC B (84)

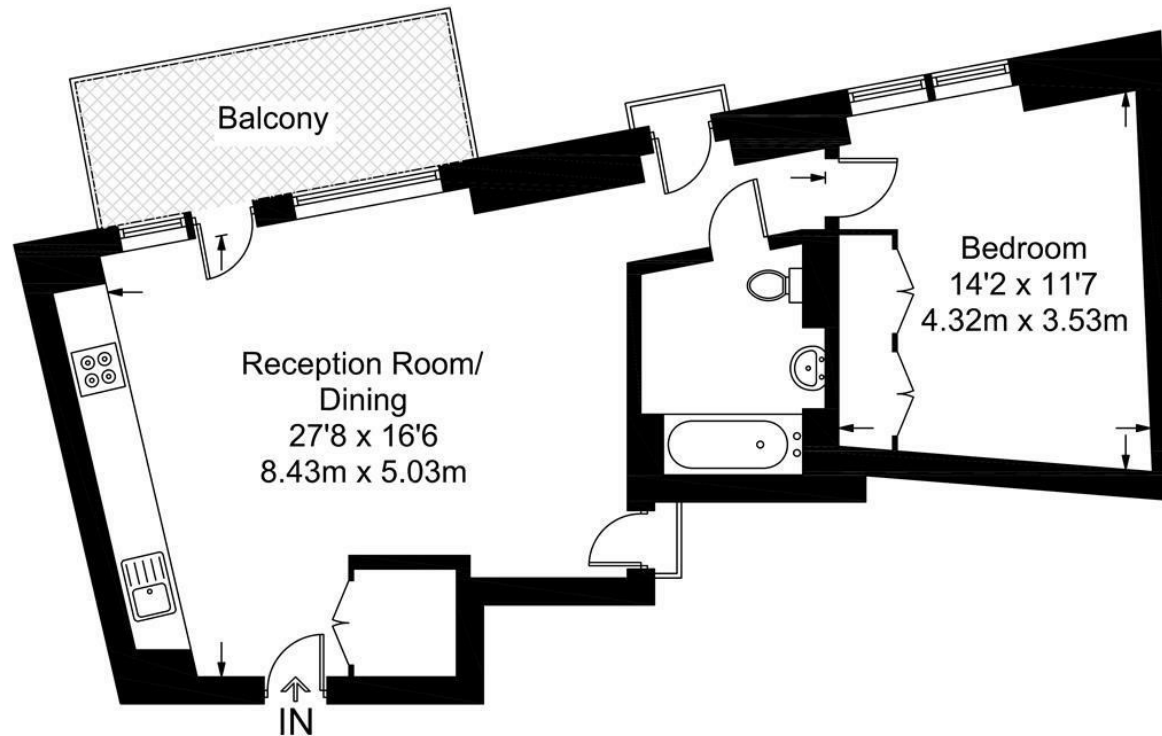
EPC certificate available on request.

- 1 Double Bedroom Apartment
- 578 sq.ft (53.7sq.m)
- 3rd Floor (With Lift)
- Open Plan Reception Room
- Kitchen with Siemens Integrated Appliances
- Balcony with Partial Views of The O2 Arena
- 24 Hour Concierge
- Residents Leisure Suite with Gym, Pool and Spa Facilities
- Close to Local Amenities Including Shops, Restaurants & Transport Links
- Walking Distance to Canning Town Station



Meade House

Approximate Gross Internal Area = 578 sq ft / 53.7 sq m



Third 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.

