



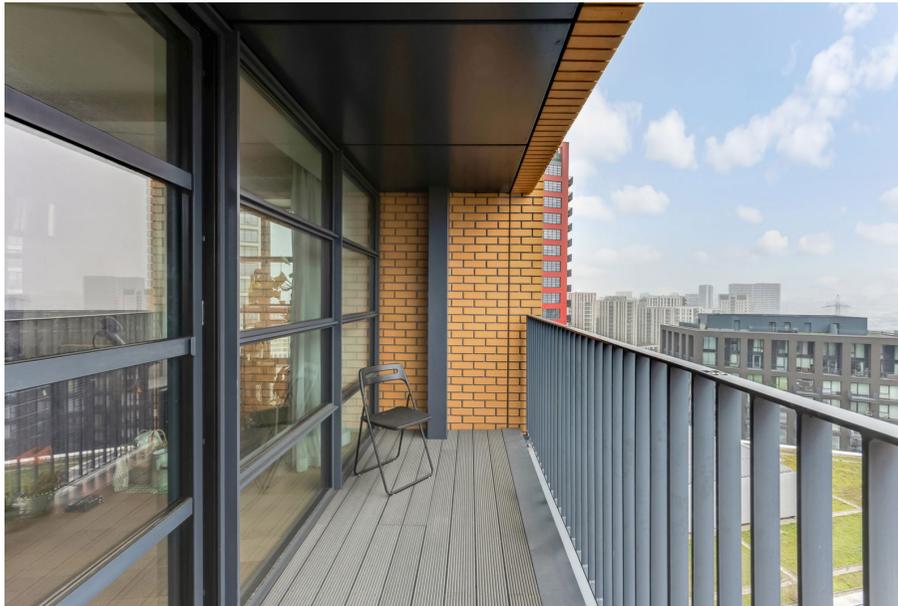
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# Amelia House, 41 Lyell Street, London City Island

£3,095PCM (Deposit: £3,571)

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- Two Bedroom Apartment
- Two Bathrooms (One En-Suite)
- 14th Floor Position
- Dual Aspect Apartment
- Private Balcony
- Approx. 854 sq ft / 79 sqm
- Open Plan Kitchen & Reception
- Concierge Service
- Residents' Gym & Swimming Pool
- Close to Canary Wharf



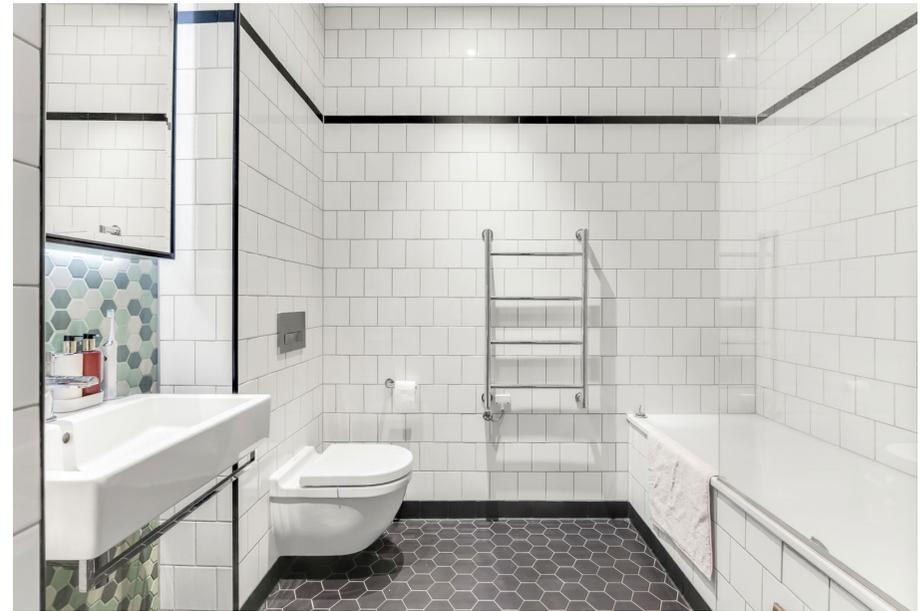
Tax Band: F Furnished: Not Specified

Located on the 14th floor of Amelia House within the vibrant London City Island development, this bright dual-aspect two-bedroom, two-bathroom apartment offers approximately 854 sq ft of modern living space and attractive views across the surrounding skyline.

The property features a spacious open-plan reception with a fully integrated kitchen, floor-to-ceiling windows and access to a private balcony, creating a bright and welcoming living environment.

Residents benefit from concierge services, residents' gym and swimming pool facilities, along with a range of premium amenities within the development. Conveniently positioned close to Canning Town Station (Jubilee Line & DLR), providing fast connections to Canary Wharf, the City and central London.

Available late March and offered furnished.



**Amelia House, E14**  
Approximate gross internal area  
79.34 sq m / 854 sq ft



**Fourteenth Floor**

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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