



18.03, Modena House 19, Lyell Street, London, E14 0RR

Guide price £475,000



Located within the landmark Modena House at London City Island, this refined one-bedroom apartment delivers contemporary riverside living with elevated design, natural light, and far-reaching views across the water and skyline. Photos have been digitally dressed for example purposes.

The open-plan living space is framed by floor-to-ceiling glazing and opens onto a private balcony, creating a seamless connection between interior and exterior living. A sleek, fully integrated kitchen with premium appliances is finished in a minimalist style, designed for both function and clean modern aesthetics.

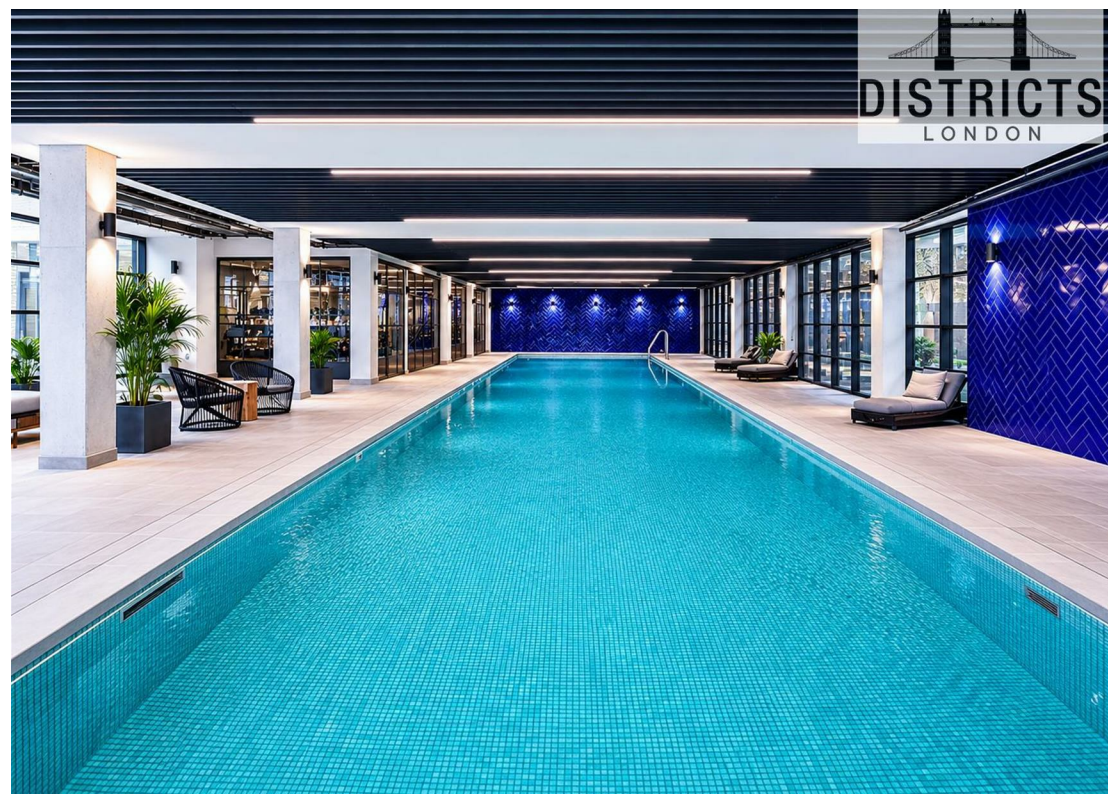
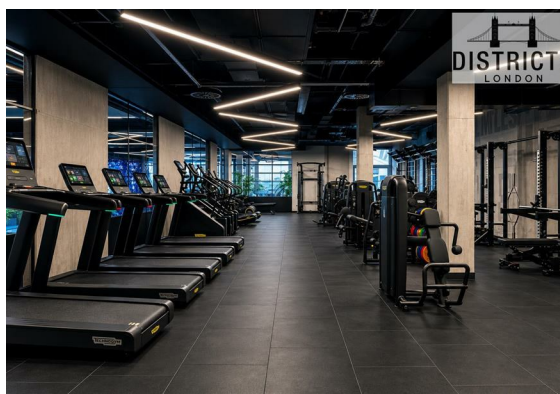
The bedroom offers a calm, well-proportioned retreat with built-in storage, complemented by a stylish contemporary bathroom finished with quality fittings and a boutique hotel-inspired feel. Residents benefit from a 24-hour concierge service and beautifully maintained landscaped communal areas, enhancing both convenience and lifestyle appeal.

Set within the vibrant London City Island community, the development blends creative energy with riverside tranquility, while offering excellent connectivity to Canary Wharf and Central London.

Approximately 987 years remaining on lease  
Ground rent amount: £450pa  
Ground rent review period: Ask agent  
Service charge amount: Approx. £4,682.70pa payable half yearly  
Service charge review period: Ask agent  
Council tax band: D (Tower Hamlets)

Electricity supply – Mains | Heating & Hot Water – Mains | Water supply – Mains | Sewerage – Mains | Internet: Ftp | Lift Access | Parking: No | Cladding: EWS1 Certificate Ask Agent

To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control

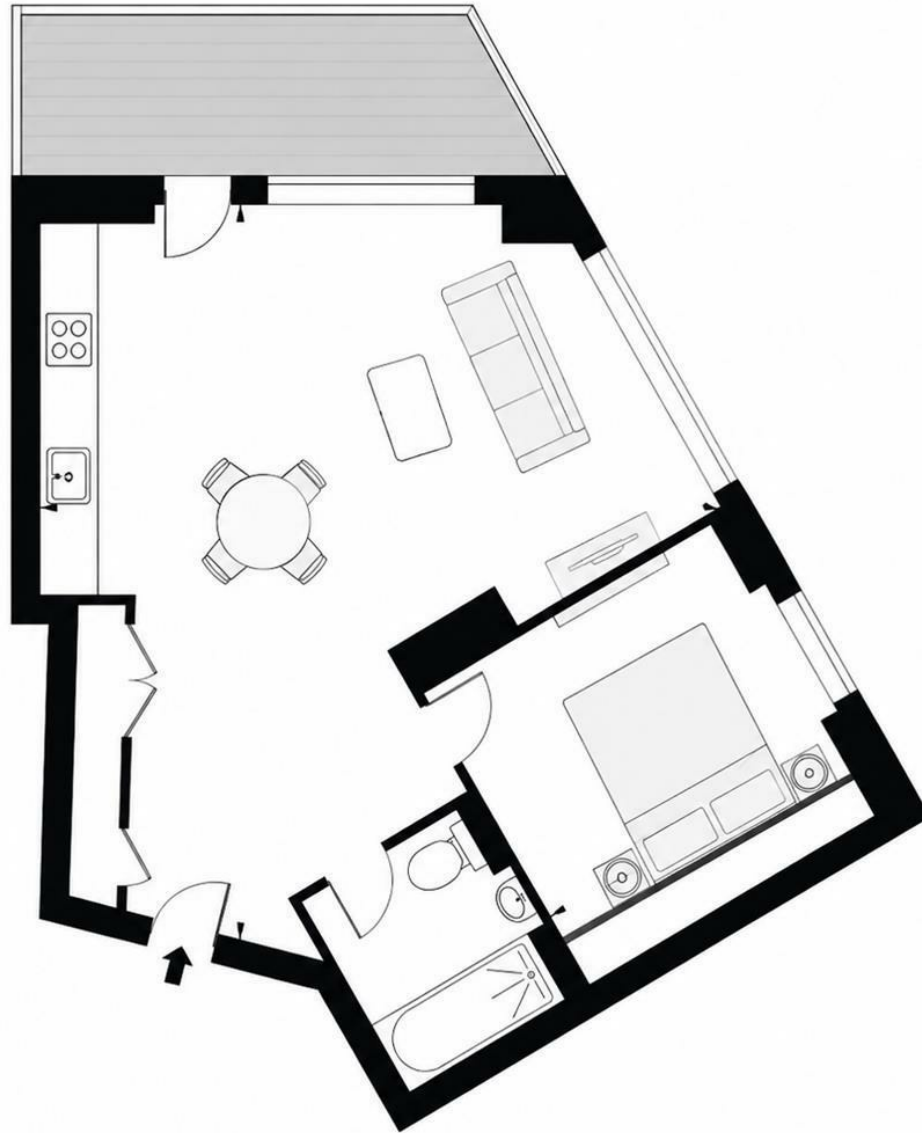



  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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