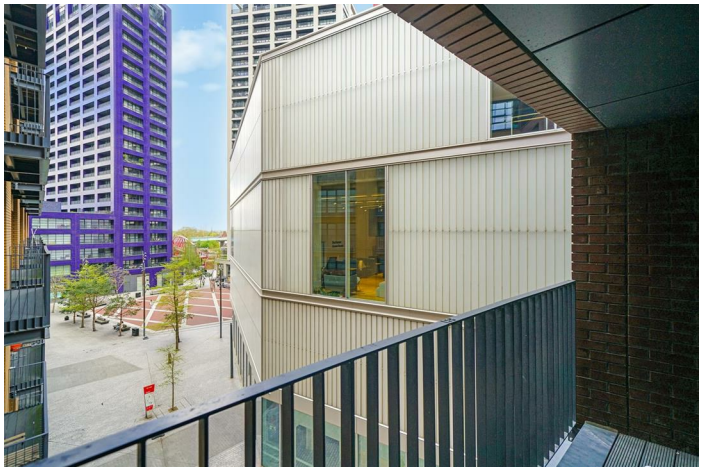


MODENA HOUSE 19 LYELL STREET

LONDON, E14 0RQ

£2,750 PCM

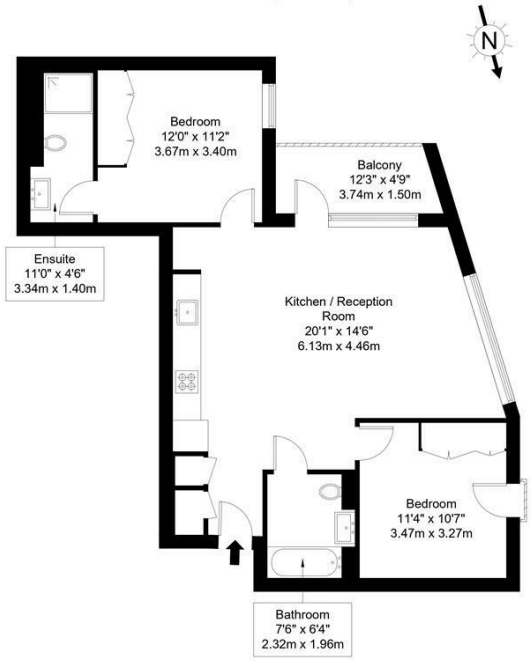
Situated on the sought-after London City Island development, this stylish three-bedroom apartment in Modena House offers contemporary riverside living in one of East London's most vibrant neighbourhoods. Located on the fourth floor, the property combines modern design, generous proportions and excellent resident facilities, making it ideal for professionals or sharers seeking both comfort and convenience.

Extending to approximately 767 sq ft of internal space, the apartment features a bright and spacious open-plan kitchen and reception area, thoughtfully designed for both relaxing and entertaining. The living space opens onto a large private balcony, providing an ideal spot for outdoor dining or unwinding. The property offers three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite, alongside a modern family bathroom. Finished to a high standard throughout, the apartment is offered fully furnished and includes a heating and cooling system for year-round comfort. Residents also benefit

DouglasPryce

Lyell Street, E14 0RQ

Approx Gross Internal Area = 71.24 sq m / 767 sq ft
Balcony = 5.27 sq m / 57 sq ft
Total = 76.51 sq m / 824 sq ft



Fourth Floor

Ref :

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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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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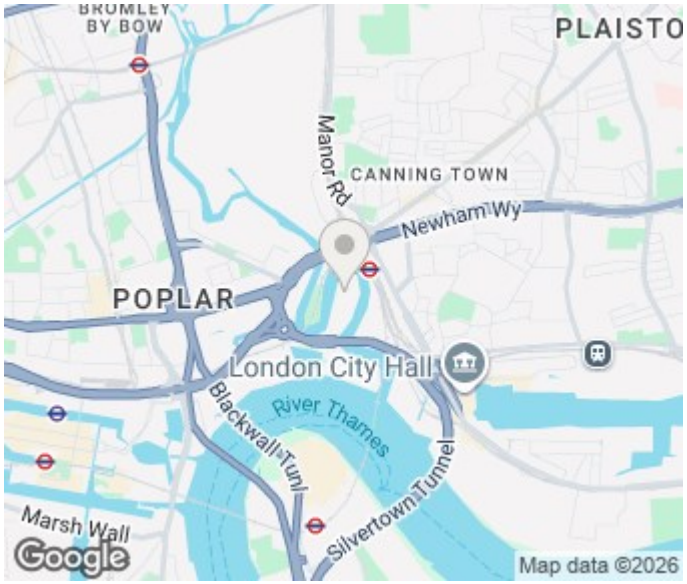

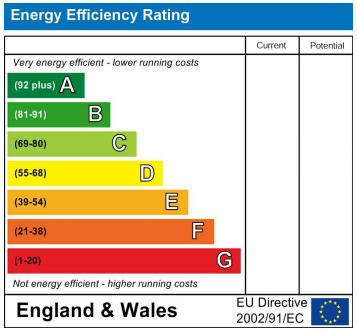

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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