



City Island Way, London, E14 0TU

£770 Per Week

8TH FLOOR 965 SQUARE FOOT 3 DOUBLE BEDROOM FLAT LOCATED IN 'DEFOE HOUSE' ON BALLYMORE'S CITY ISLAND E14.

A very impressive Westerly water view can be enjoyed from the balcony of this lovely brand new three bedroom apartment to let.

The accommodation comprises spacious 22 foot reception room open plan to stand out designer kitchen, access to balcony, three double bedrooms one with an En-suite and a luxury bathroom

City Islanders enjoy exclusive membership of the City Island Arts Club which offers 24 hour concierge, an italian grocery, an outdoor heated pool and a gym and spa.

Transport connections are plentiful with Canning Town Station a 7 minute walk away and East India DLR is a 13 minute walk.

COMES FURNISHED. PROPERTY AVAILABLE FROM 13.03.2026

- 965 SQUARE FOOT
- RIVER VIEWS
- STYLISH FURNISHINGS
- OUTDOOR HEATED POOL
- 3 DOUBLE BED APARTMENT
- WEST FACING BALCONY
- MEMBERSHIP TO ARTS CLUB
- DEFOE HOUSE, CITY ISLAND
- 2 BATHROOMS
- GYM, SPA & ITALIAN GROCERY

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RECEPTION ROOM



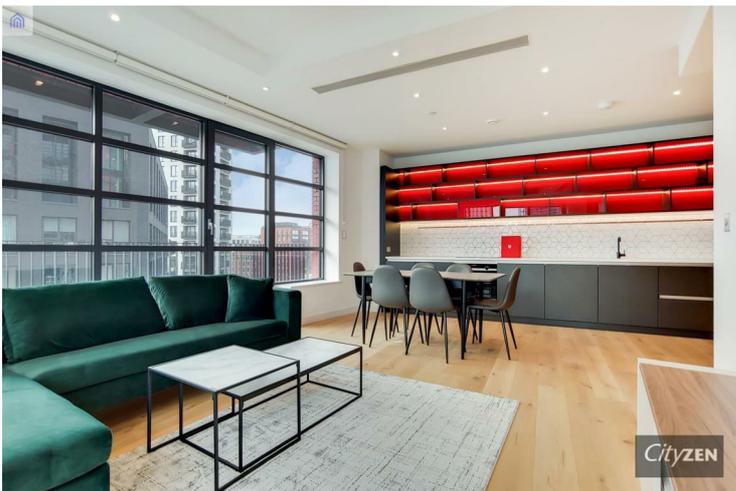
KITCHEN



MASTER BEDROOM



KITCHEN



RECEPTION ROOM



MASTER BEDROOM

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BEDROOM TWO



BEDROOM THREE



BEDROOM TWO



BATHROOM



BEDROOM THREE



EN-SUITE

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VIEW FROM BALCONY



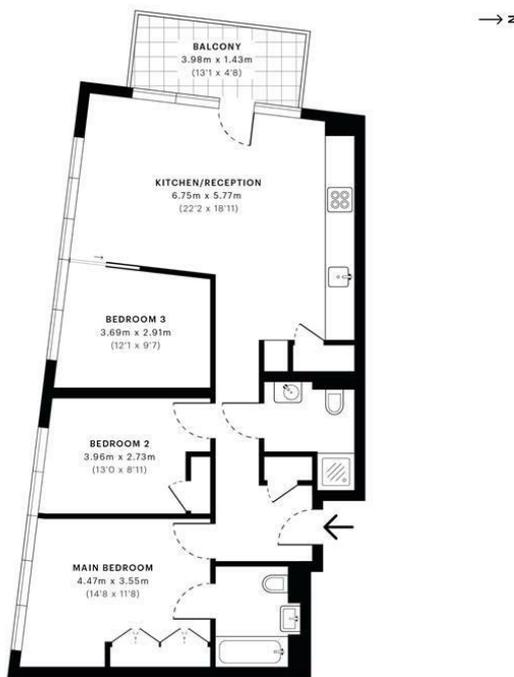
ENTRANCE TO BUILDING



WEST FACING BALCONY



DEFOE HOUSE



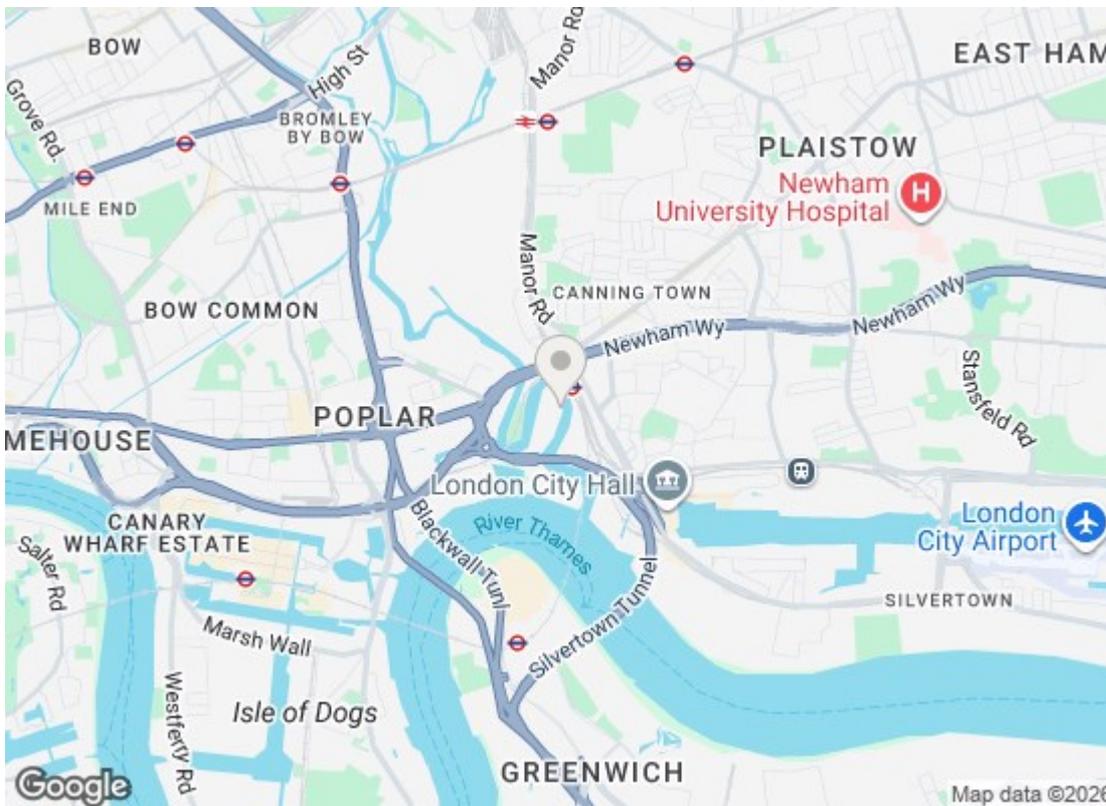
- Eighth Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 89.68 sqm / 965.31 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes mezzanines, structural head height 83.24 sqm / 895.99 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas, etc. 5.65 sqm / 60.82 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL: 98.99 sqm / 1070.29 sqft
IPMS 2C RESIDENTIAL: 94.18 sqm / 1013.42 sqft
SPEC ID: 5f8e2236907a70d9191ec8d



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.