



Flat 506, 41, Amelia House Lyell Street, London, E14 0SS

Asking price £625,000

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This bright and spacious 2-bedroom, 2-bathroom corner apartment offers a rare opportunity to enjoy luxury riverside living with west-facing views of Canary Wharf. Positioned on a prime corner plot, the home is filled with natural light from floor-to-ceiling windows, creating a welcoming and airy atmosphere.

The open-plan living and dining area flows into a modern kitchen with a built-in island, perfect for entertaining or casual dining. Both bedrooms are generously sized, with the principal suite featuring a stylish en-suite bathroom.

Relax on your private balcony while taking in the stunning skyline, or enjoy the development's resident amenities, including a gym, swimming pool, and 24-hour concierge.

Located just minutes from Canning Town station (Jubilee Line & DLR), this apartment combines contemporary luxury with superb connectivity in one of East London's most vibrant riverside communities.

Don't miss this opportunity. Enquire today to arrange your viewing!

Approximately 997 years remaining on lease

Ground rent amount: £800pa

Ground rent review period: Ask agent

Service charge amount: Approx. £7,232pa

Service charge review period: Ask agent

Council tax band: E (Tower Hamlets)

Electricity supply – Mains | Heating – Mains |

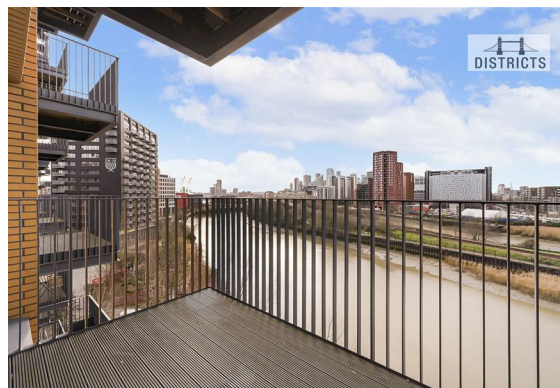
Water supply – Mains | Sewerage – Mains |

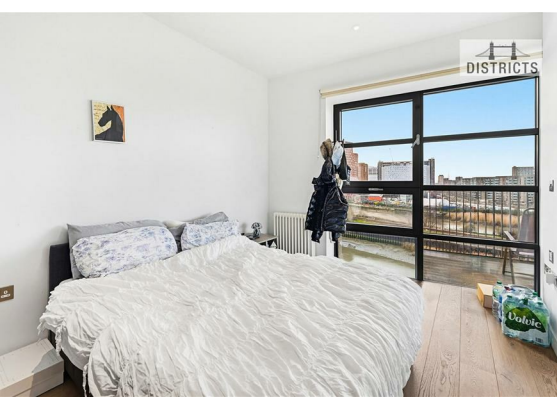
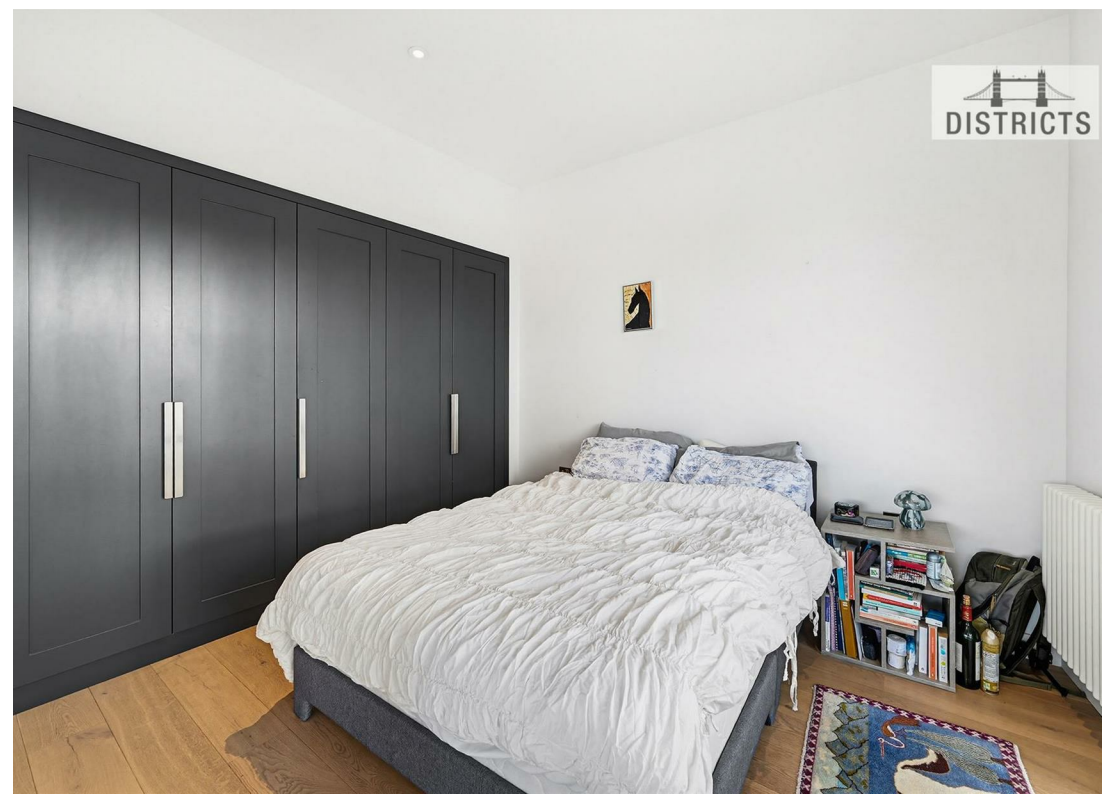
Internet: Ftp | Lift Access | Parking: No |

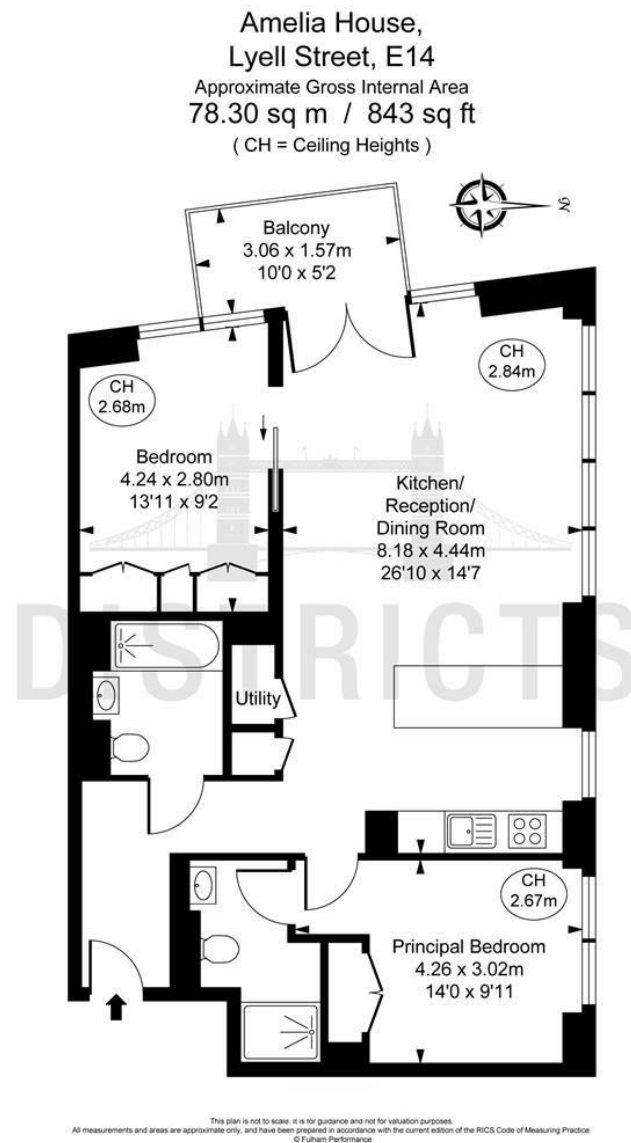
Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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

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