



**Flat 506, 41, Amelia House Lyell Street, London, E14 0SS**  
**Asking price £625,000**



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.

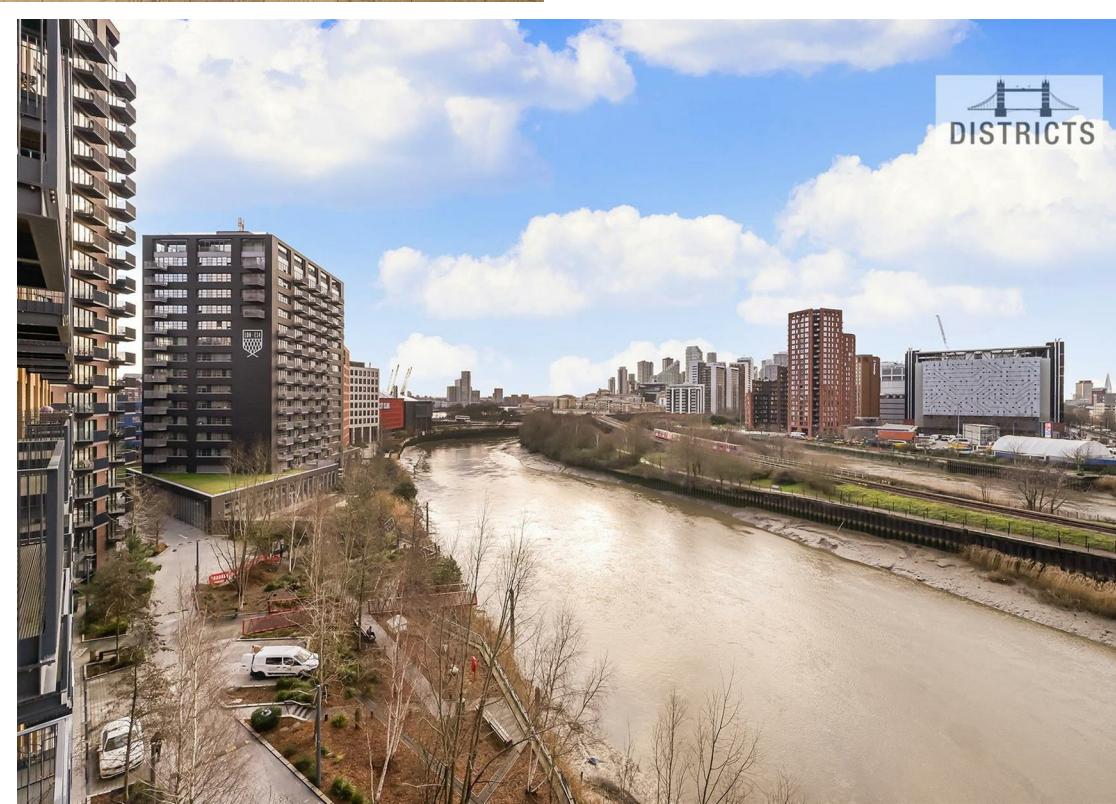
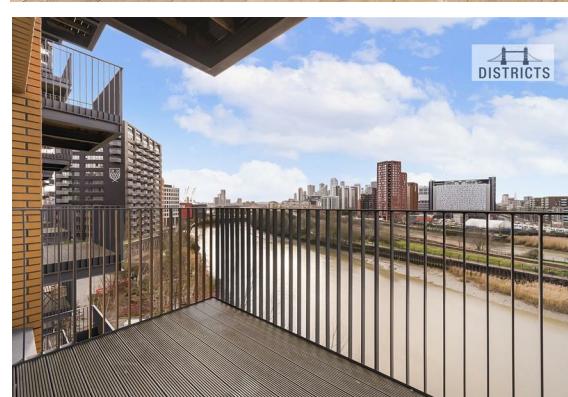
Don't miss this opportunity. Enquire today to arrange your viewing!

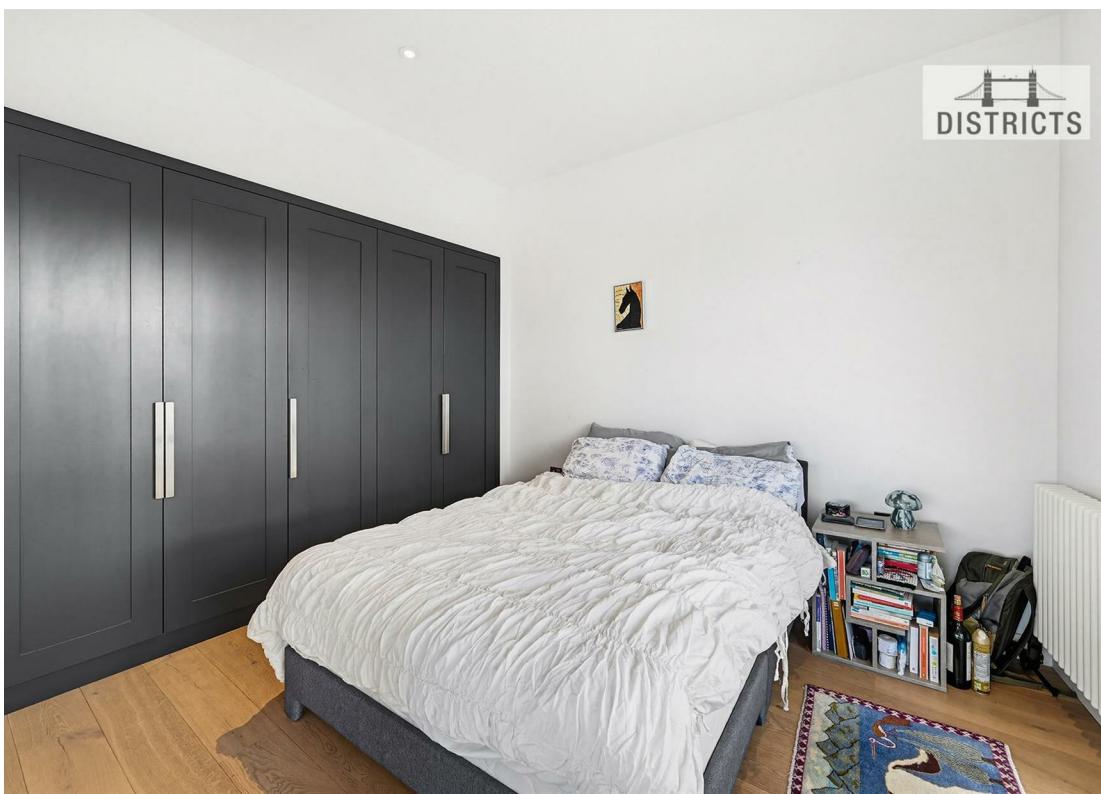
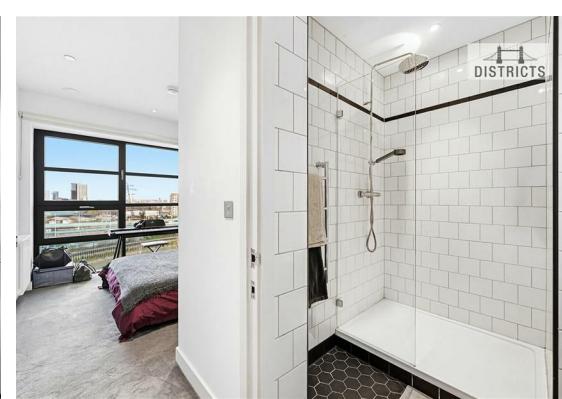
Approximately 997 years remaining on lease  
Ground rent amount: £800pa

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

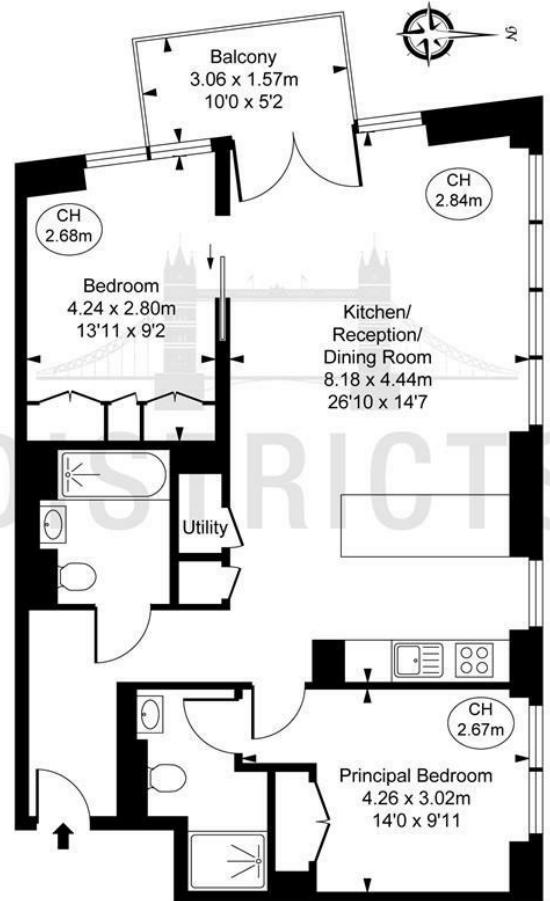
To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control





Amelia House,  
Lyell Street, E14

Approximate Gross Internal Area  
78.30 sq m / 843 sq ft  
( CH = Ceiling Heights )



This plan is not to scale, it is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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