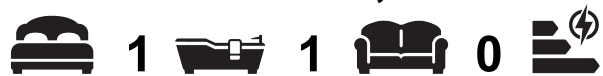




Flat 7.06, Kent Building 47 Hope Street, London, E14 0QG

Offers over £300,000



A spacious studio apartment with a private balcony, set within the highly sought-after Kent Building at the prestigious London City Island development.

This stylish home is finished to a high standard throughout, offering a well-designed open-plan living space that combines comfort, functionality, and contemporary design. The bespoke kitchen features custom cabinetry, integrated shelving, ambient lighting, and premium integrated European appliances. Photos have been digitally dressed for example purposes.

The living and sleeping area is intelligently arranged to maximise space and natural light, creating a calm and modern atmosphere. Floor-to-ceiling glazing opens onto a private balcony with far-reaching views across Canary Wharf, the O2 Arena, and the London skyline.

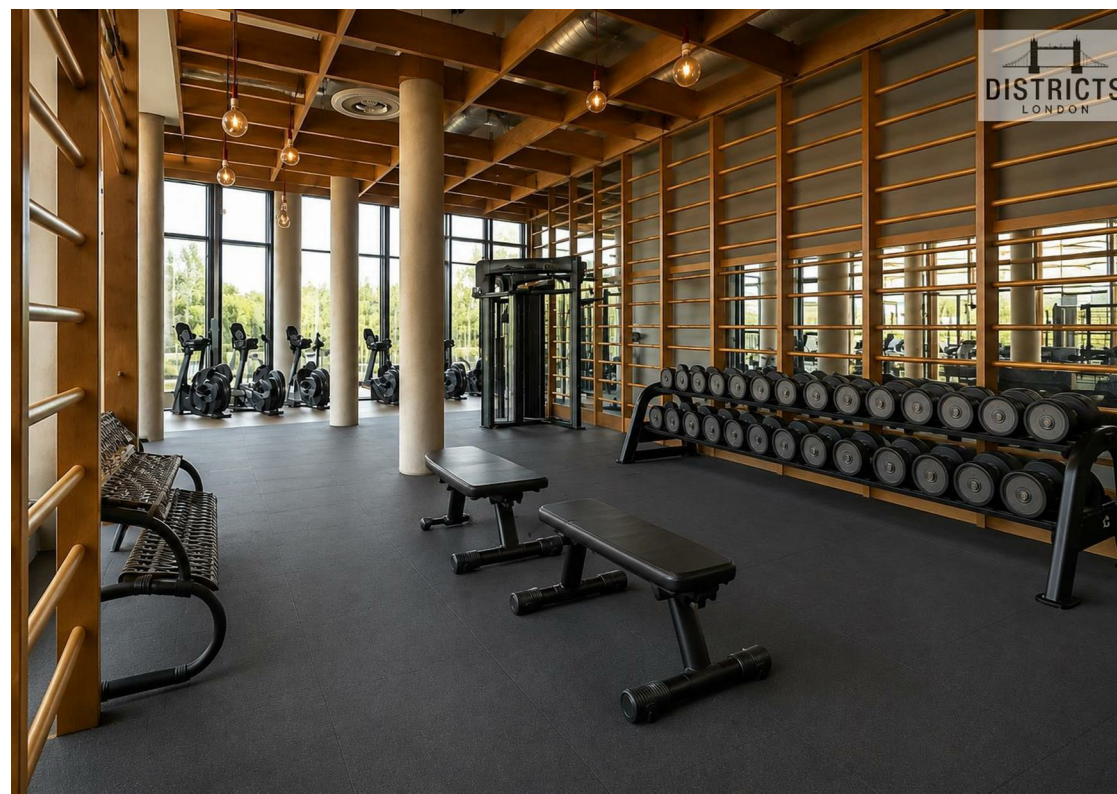
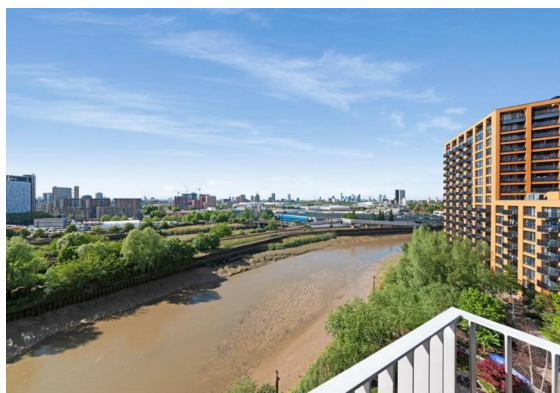
Residents of London City Island benefit from a vibrant riverside community and an impressive range of on-site amenities, combining the creative energy of East London with the convenience of Canary Wharf living.

Ideally suited to professionals seeking a high-quality home in one of East London's most dynamic developments. Photos have been digitally staged.

Approximately 987 years remaining on lease
Ground rent amount: £400pa
Ground rent review period: Ask agent
Service charge amount: Approx. £3,318.06pa
Service charge review period: Ask agent
Council tax band: D (Tower Hamlets)

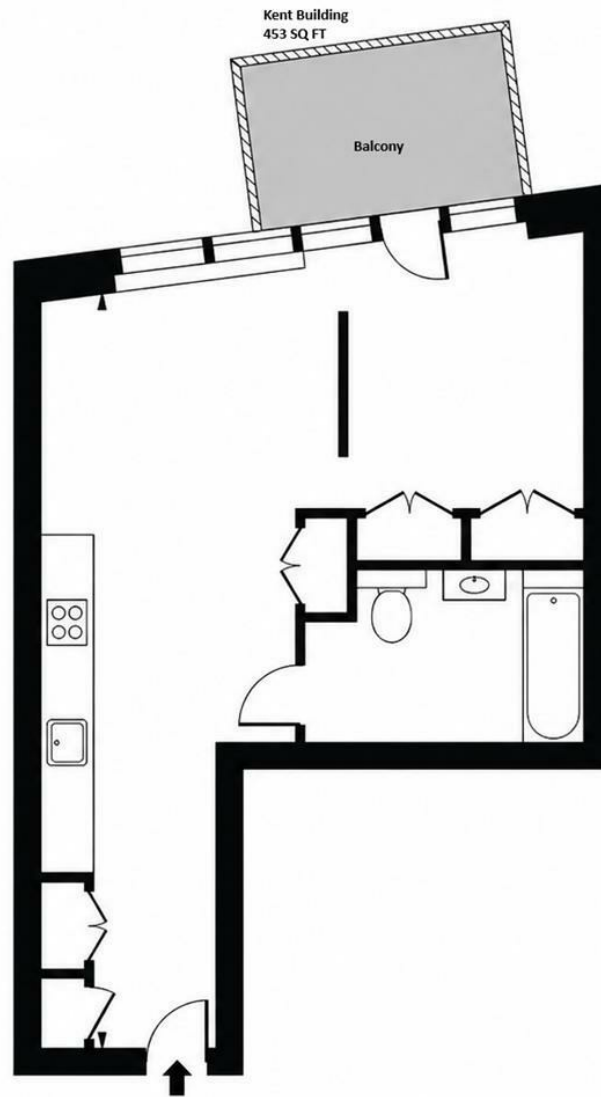
Electricity supply – Mains | Heating – Mains | Water supply – Mains | Sewerage – Mains | Internet: Ftp | Lift Access | Parking: No | Cladding: EWS1
Certificate Ask Agent

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



DISTRICTS
LONDON





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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.