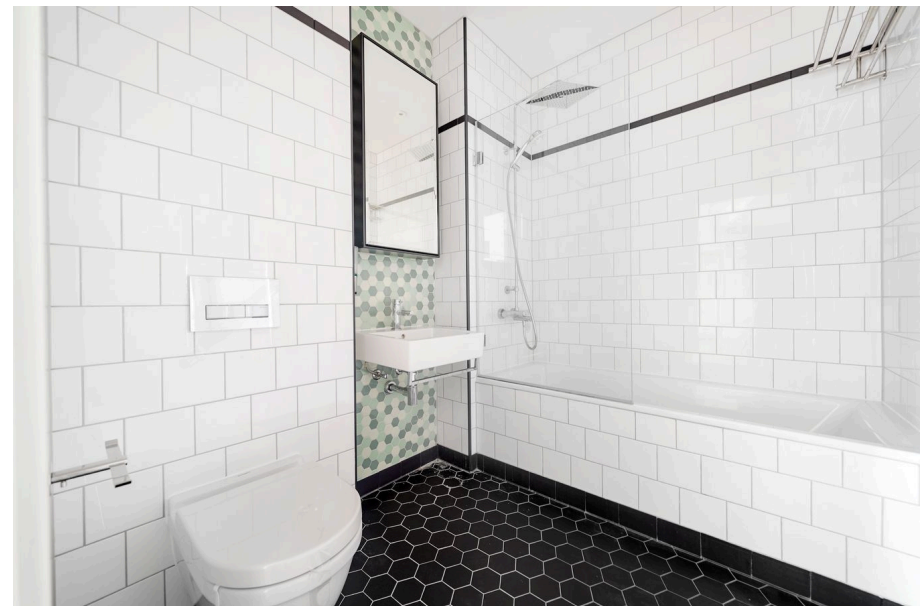




Ashley King

Modena House , 1003 , 19 Lyell Street,
£380,000

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Ashley King Canary Wharf are delighted to present this bright and well-positioned one-bedroom apartment set on the 10th floor of Modena House, CITY ISLAND, benefiting from a private balcony and well-proportioned open-plan living accommodation.

The property offers a spacious open-plan reception room and fitted kitchen, creating a modern and sociable living space ideal for both relaxing and entertaining. The room opens directly onto a private balcony, providing a fantastic additional outdoor space and an elevated outlook from the 10th floor.

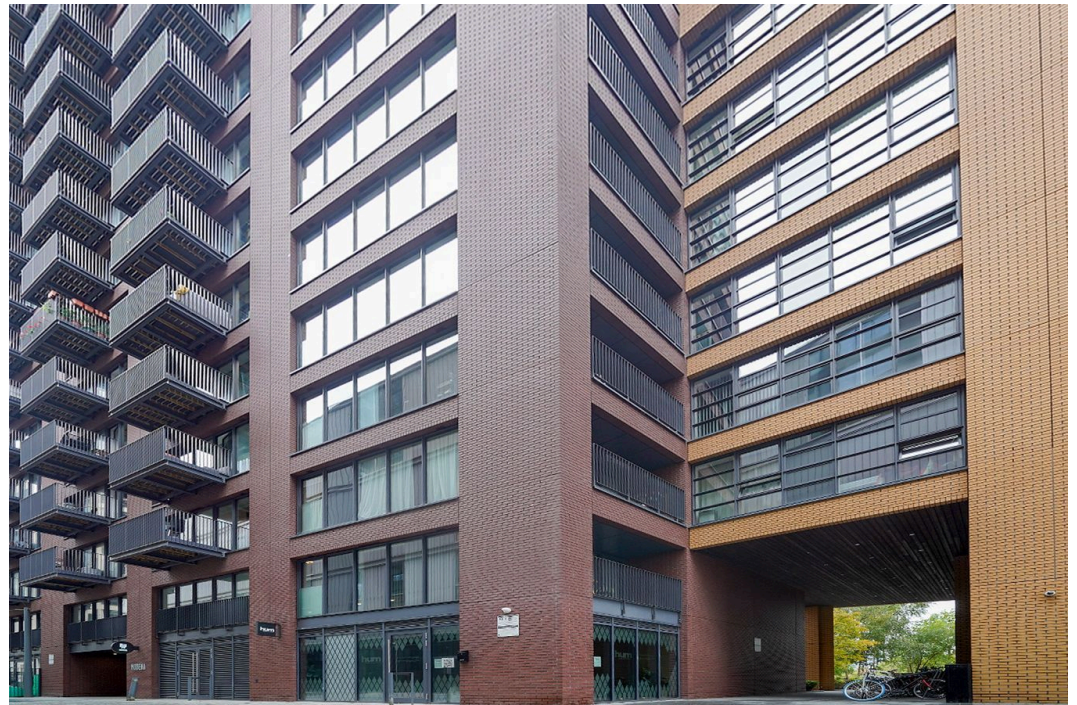
The generous double bedroom offers plenty of space for bedroom furniture, while the bathroom is conveniently positioned within the apartment.

Situated in a popular E14 location, Modena House is well placed for a fantastic range of local shops, restaurants and amenities. Canary Wharf and its extensive transport connections are also within easy reach, providing excellent links into the City and Central London.

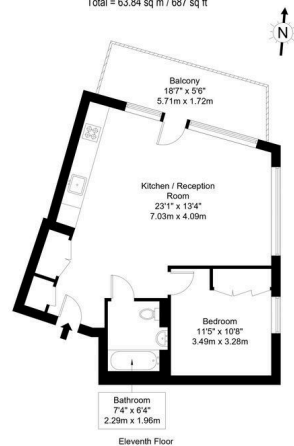
The combination of a 10th-floor position, private balcony and open-plan living space makes this an appealing home for first-time buyers, professionals and investors alike.

TENURE: Leasehold
LEASE: 999 Years from
SERVICE CHARGE:
GROUND RENT:
Total Sq Ft: Approx. 600
Local Authority:
EPC rating:
COUNCIL TAX BAND:

DISCLAIMER Disclaimer: Ashley King endeavour to advertise accurate representations of properties in descriptions, virtual tours and floor plans, however, they are intended as a guide only and interested parties must satisfy themselves by undertaking a personal inspection.AND:

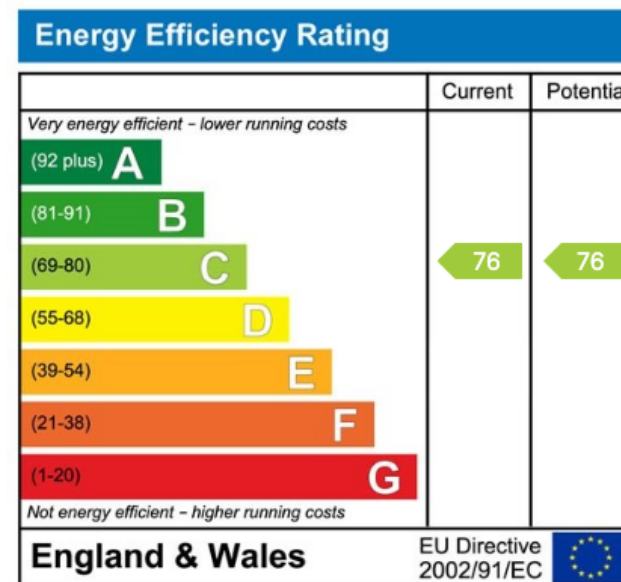


Lyell Street, E14 0RQ
 Approx Gross Internal Area = 54.44 sq m / 586 sq ft
 Balcony = 9.4 sq m / 101 sq ft
 Total = 63.84 sq m / 687 sq ft



Ref : Copyright **BLEU PLAN**
 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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