

Amelia House, London City Island

Asking Price £375,000

Set within the sought-after London City Island development, this exceptional one-bedroom apartment in Amelia House offers contemporary riverside living with breathtaking panoramic views across the River Thames, Canary Wharf and the iconic O2 Arena.

Finished to an impeccable standard throughout, the apartment features a bright open-plan living and dining area with floor-to-ceiling windows that flood the space with natural light while perfectly framing the spectacular skyline views. The sleek modern kitchen is fully integrated with high-specification appliances, creating an ideal setting for both entertaining and everyday living.

The spacious double bedroom provides a peaceful retreat with excellent storage, while the stylish bathroom is beautifully designed with premium fixtures and finishes. A private balcony offers the perfect place to relax and enjoy the stunning river and city outlook, both day and night.

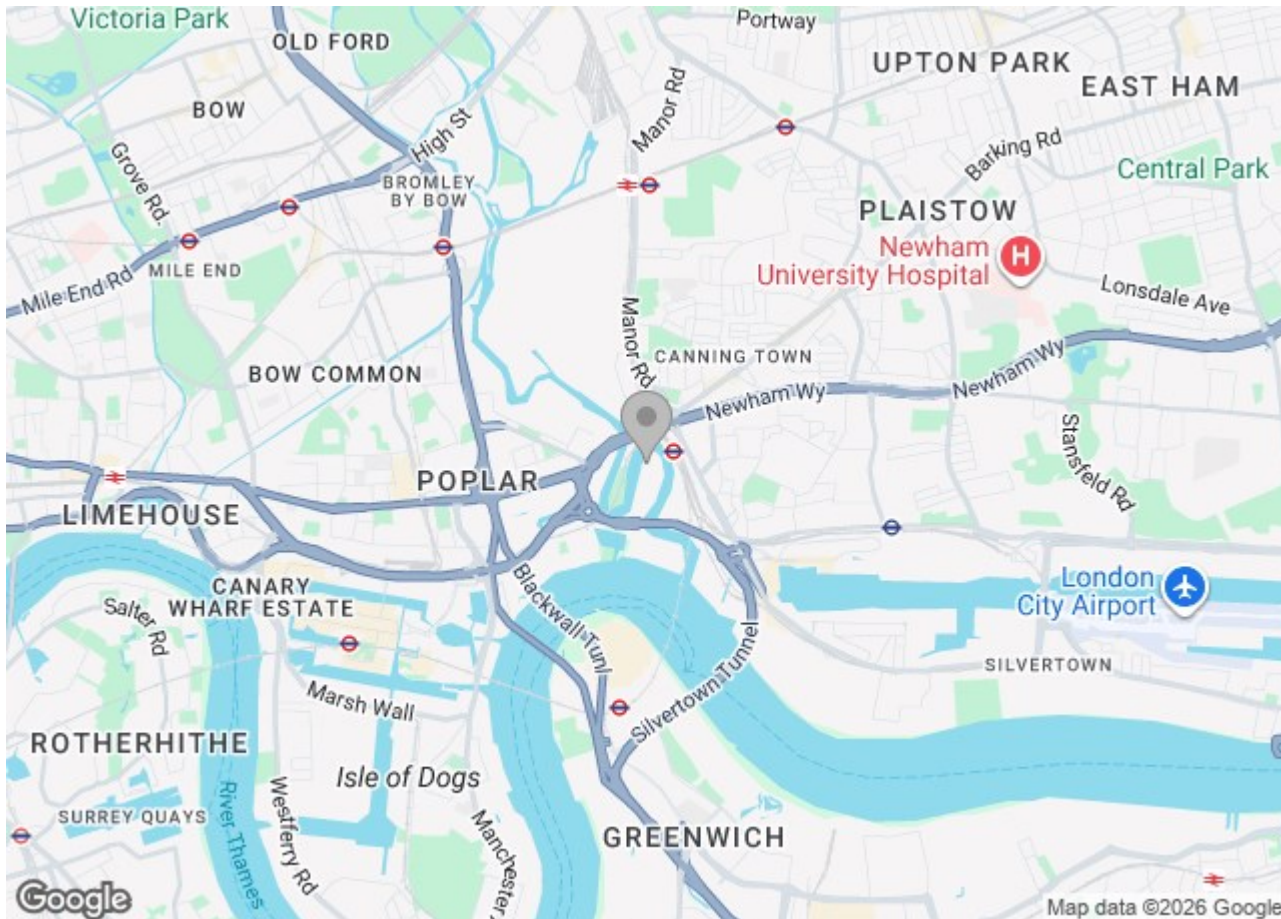
Residents of London City Island benefit from an outstanding range of exclusive lifestyle amenities, including 24-hour concierge, residents' gym, heated outdoor swimming pool, spa facilities, cinema, co-working spaces and beautifully landscaped communal gardens. Positioned moments from Canning Town station, the property offers superb connectivity to Canary Wharf, the City and the West End via the Jubilee Line and DLR.

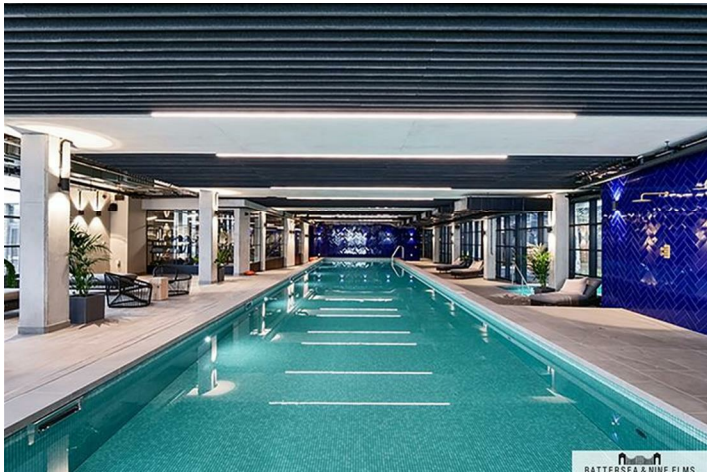
This is a rare opportunity to acquire a beautifully presented apartment in one of East London's most vibrant and prestigious riverside communities — ideal for professionals, investors or those seeking an exceptional London home with truly remarkable views.

41 Lyell Street London



- One double bedroom
- High Specification Integrated Kitchen
- Gymnasium, Spa & Treatment rooms, On-Site Grocers and Gardens.
- One bathroom
- 24-hour concierge
- Access to Clubhouse, Residents Lounge and Private Cinema
- Transport links include the DLR, Jubilee Line and local bus routes all within easy reach.
- Two Pools including outdoor heated pool, sauna and hydro pool





Amelia House,
Lyell Street, E14
Approximate Gross Internal Area
52.0 sq m / 560 sq ft

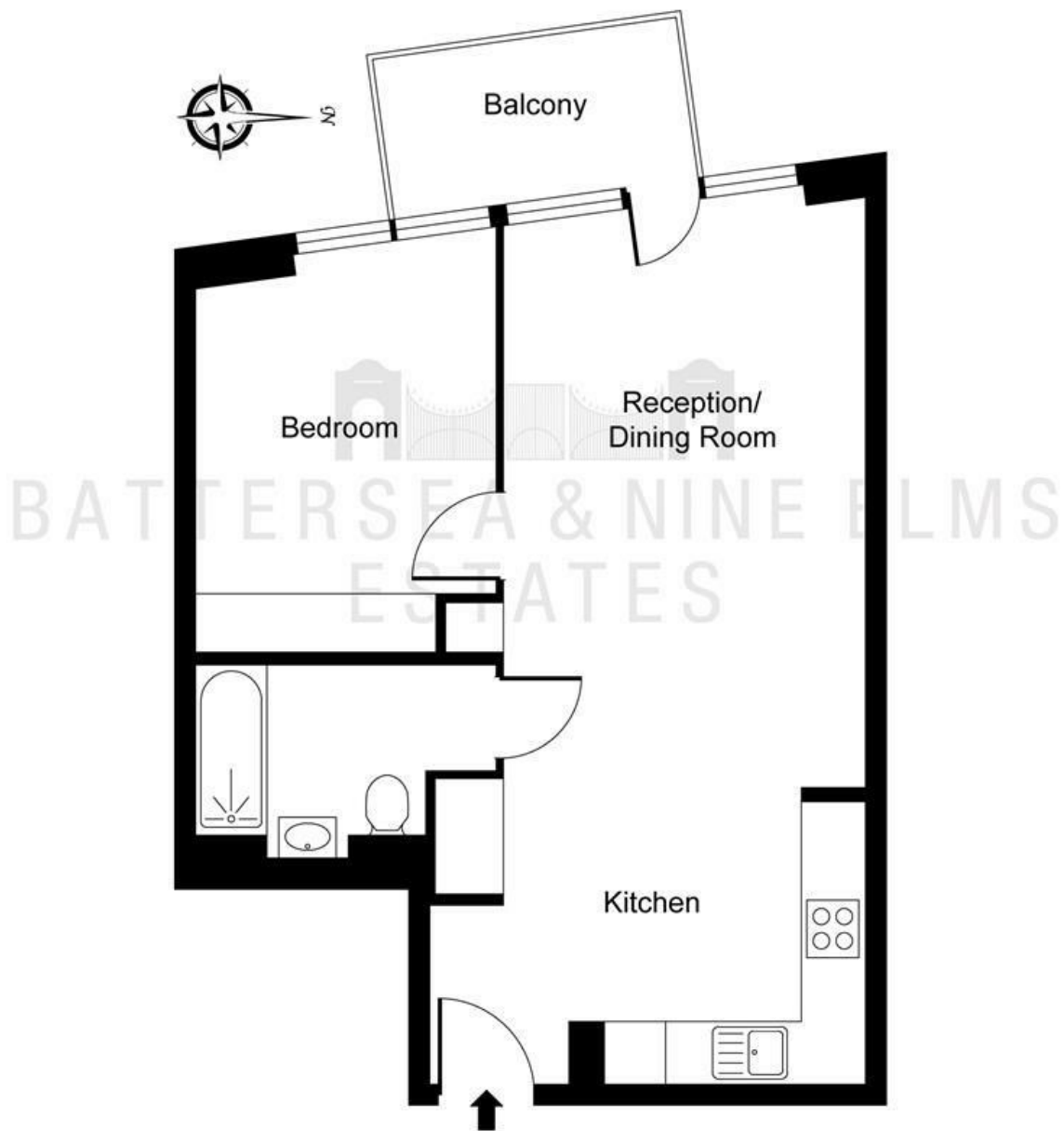


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	