



FLAT 404 AMELIA HOUSE

LONDON, E14 0SS

£350,000
LEASEHOLD

This stunning Manhattan-style, water-facing studio apartment is situated on the 4th floor of Amelia House within the London City Island development. The property is designed to a high specification with the open plan kitchen and reception area, combining bespoke shelves and cabinets with concealed lighting, a hanging system for utensils and high-spec European brand appliances. The sleeping area is separated via a contemporary and industrial-looking dividing wall.

The property has access to unrivalled communal facilities with access to both an indoor and an outdoor pool, two gyms, an indoor jacuzzi and spa facilities and a further outdoor jacuzzi, as well as 24hr on-site concierge services and security team. Amelia House sits on a direct route (via a footbridge) to Canning Town jubilee line and DLR station.

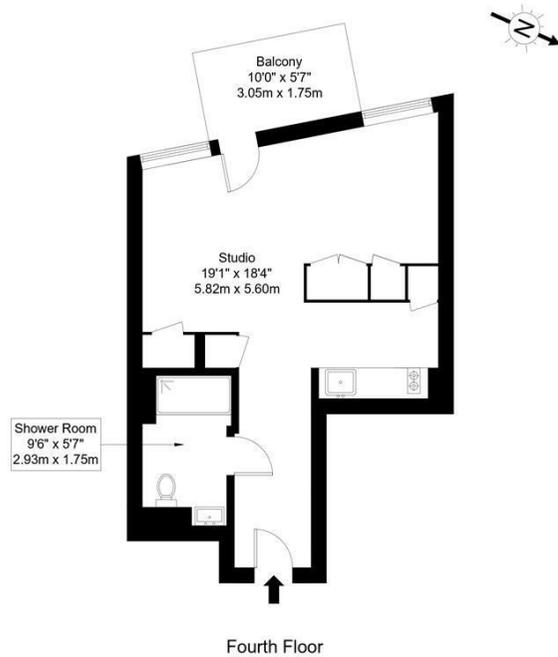
DouglasPryce

Lyell Street, E14 0SS

Approx Gross Internal Area = 38.78 sq m / 417 sq ft

Balcony = 5.34 sq m / 57 sq ft

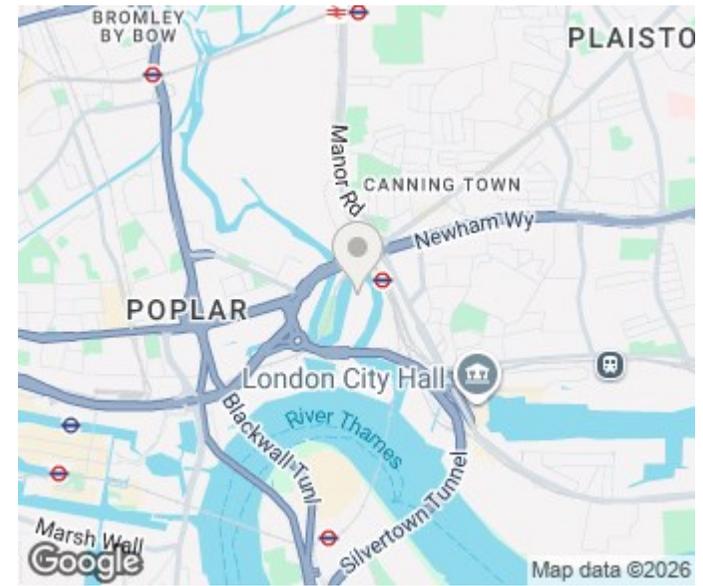
Total = 44.12 sq m / 474 sq ft



Ref :

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P L A N**

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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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