



FLAT 1906 DEFOE HOUSE LONDON, E14 0TX

£350,000
LEASEHOLD

With its own secure, gated parking space this 19th floor South/West-Facing studio is one of the most premium studios in the whole of the London City Island development. Larger than most studios in the complex at 413 SQ FT, the property also benefits from a huge South and West facing balcony with views of The River Thames, Canary Wharf and the iconic City of London skyline.

All London City Island residents become members of the exclusive 'City Island Social club', which provides you with access to a range of modern and chic facilities. These include, a clubhouse, a 24hr concierge service, residents gym, spa, swimming pool and more. There are also a host of on-site amenities with a Sainsburys supermarket, a number of bars and art gallery all located on site. Transport links are vast with Canning Town (DLR & Tube) station just 0.1 miles away.

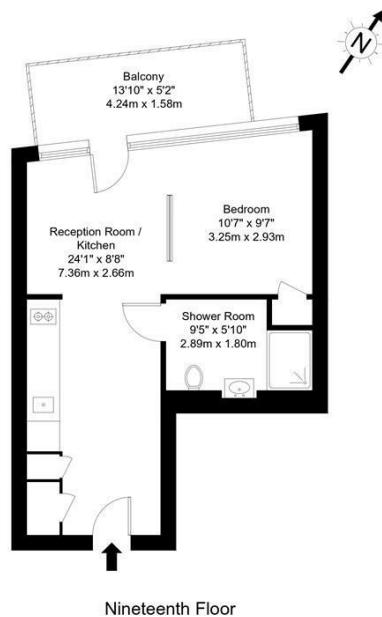
DouglasPryce

City Island Way, E14 0TX

Approx Gross Internal Area = 38.4 sq m / 413 sq ft

Balcony = 6.7 sq m / 72 sq ft

Total = 45.1 sq m / 485 sq ft

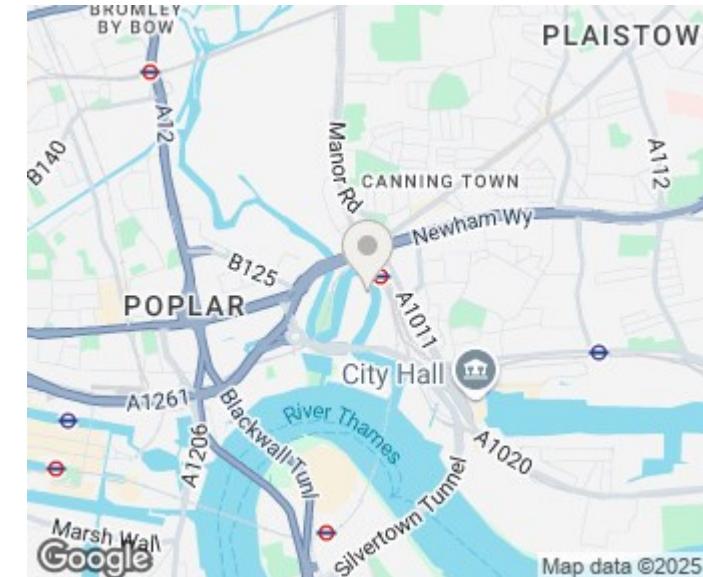


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PLAN

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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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

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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