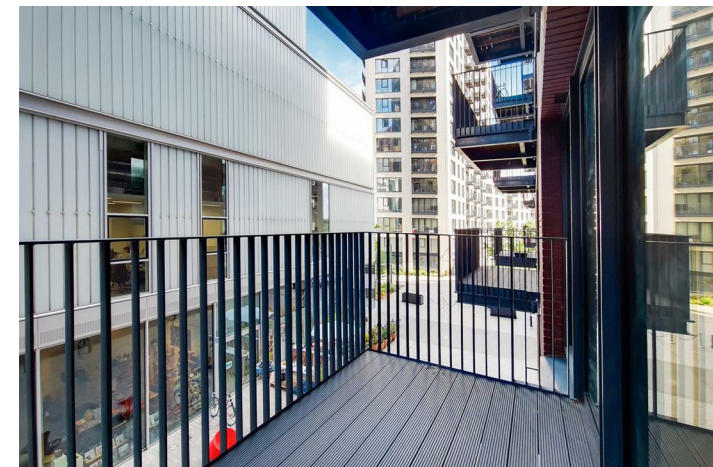




206 MODENA HOUSE

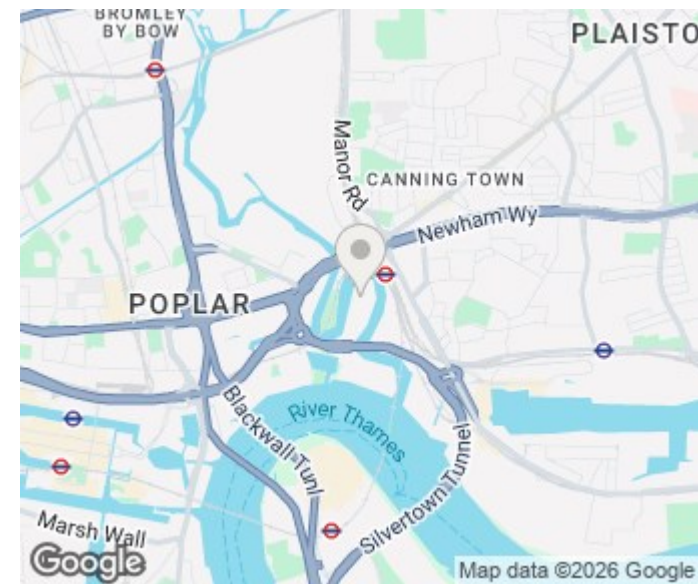
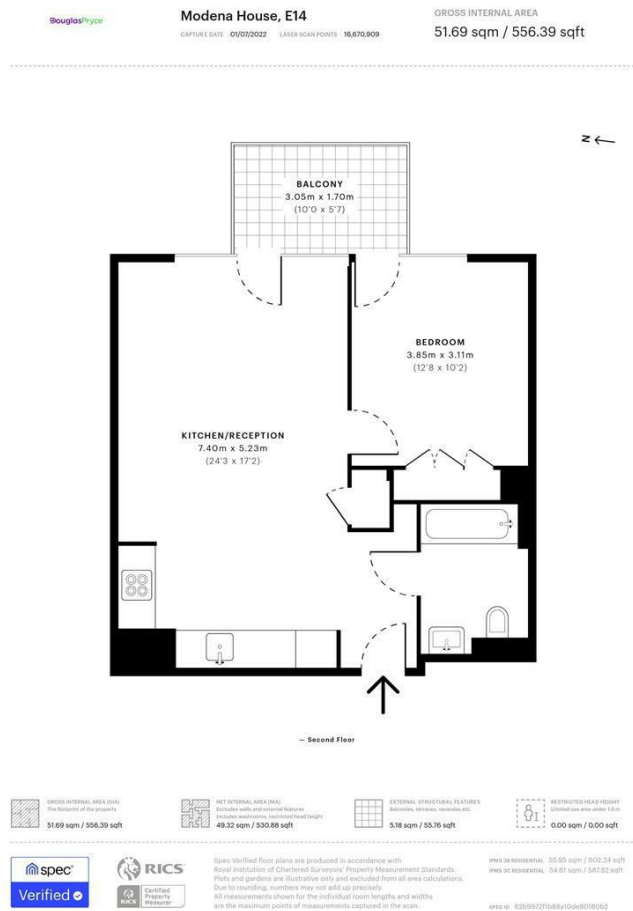
19 LYELL STREET, E14 0RQ

£2,250 PCM

Set within the highly sought-after London City Island development, this beautifully presented 556 sq ft, one-bedroom apartment is positioned on the second floor and is offered to the market fully furnished. The property features a bright and spacious open-plan kitchen and living area, a generous double bedroom with built-in wardrobes, a sleek modern bathroom and a large private balcony, ideal for relaxing or entertaining.

London City Island is renowned for its striking Manhattan loft-style architecture, premium specification and vibrant creative community. Residents also benefit from an exceptional location, just 0.1 miles from Canning Town Station, providing fast and convenient access to the Jubilee line and DLR. Combining stylish contemporary living with outstanding transport links, this apartment is perfectly suited to professionals seeking a premium home in one of East London's most exciting residential developments.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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

Lettings
Verdant Lane
London
SE6 1LF

07887933642
glenn@douglaspryce.co.uk
www.douglaspryce.co.uk

DouglasPryce