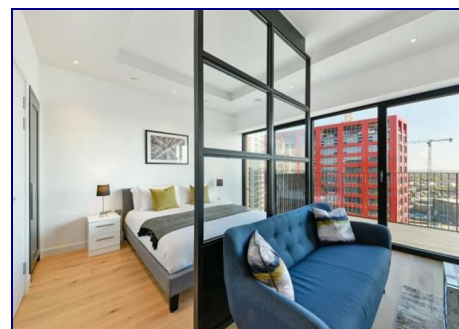
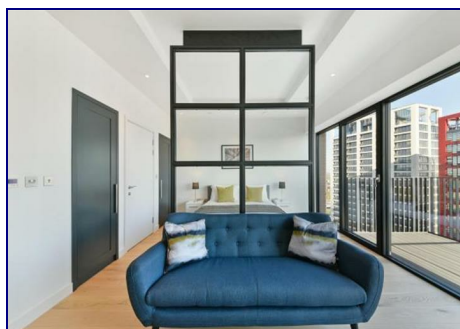
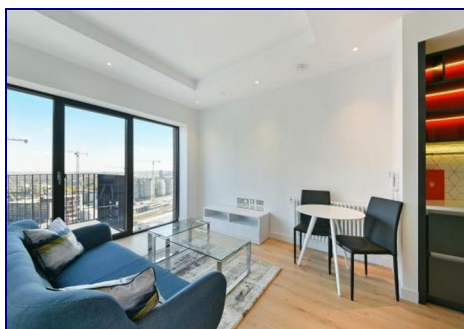




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326 Mare Street  
London E8 1HA  
Tel: 0208 510 0808



## Lyell Street, London, E14 0RR By Auction £390,000 Leasehold

For Sale By Online Auction. Starting Bids £400,000. Terms and Conditions Apply.

Kings Group - Hackney are delighted to offer For Sale on a CHAIN FREE basis, this STUDIO APARTMENT located on the 16th Floor of Modena House, London City Island. With excellent views across the East End, this ideal starter or investment property offers 38m<sup>2</sup> / 409ft<sup>2</sup> of living space. Residents of Modena House benefit from a 24h concierge as well as a residents' gym., heated swimming pool, cinema and restaurant with panoramic river views. The property is comprised of open plan lounge/kitchen/bedroom and a spacious bathroom.

Home to the English National Ballet, London City Island overlooks the Greenwich Peninsula with superb views of Canary Wharf. Canning Town Underground Station with access to the Jubilee Line and DLR is a short walk away. To arrange a viewing, please do not hesitate to get in touch.

Leasehold Information:

Lease Term - 01/01/2014 to 01/01/3013

Lease Remaining - 991 Years

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Ground Rent: £200.00 (01/07/22 - 31/12/22)

Service Charge: £1127.81 (01/07/22 - 31/12/22)

Council Tax: Band D

\*Please note, the property is tenanted therefore the internal pictures will be updated in due course



Associated Offices in London, Essex and Hertfordshire  
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