



Echo House, City Way .E14

Asking Price: £650,000 (Offers In Region Of)



**EDWARD HURN
RESIDENTIAL**

Echo House, 89 City Way, Tower Hamlets, London

**L-shaped open plan living room | 2 Double bedrooms
2 Bathrooms | Balcony | Leisure Facilities |
24 hr concierge**

DESCRIPTION

Experience the charm of urban living in this fantastic two-bedroom apartment at Echo House in London City Island, E14. Spanning approximately 845 sq ft, this residence offers a modern and spacious open-plan kitchen/living area that extends to a private balcony offering picturesque views. The apartment features two double bedrooms adorned with built-in storage, and the master bedroom boasts the luxury of an en suite bathroom. The property is meticulously finished to a high standard, radiating a contemporary ambiance.

Residents of the Island automatically become members of the City Island Social Club, granting them exclusive access to a suite of impeccably designed private amenities. From a welcoming club house to a dedicated concierge, fully-equipped gymnasium, indulgent spa, a screening room for entertainment, and tranquil pools and gardens—the lifestyle here is nothing short of extraordinary.

The development also benefits from a tennis court and football pitch.

Convenience is key, with the Canning Town Station and its DLR, Jubilee Line, and local bus routes all conveniently within reach.

Embrace the epitome of modern living with this sophisticated and well-connected residence in the heart of London.



**Lease Length : 125 years from October 2019
Service Charge : £ 5900 (est for 2024/2025)
EPC Rating : B**






845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA: 845 sq.ft. (78.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, dimensional measurements of doors, windows, corridors and any other parts are approximate and no responsibility is taken for any error or omission in the drawings. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made regarding their operation or efficiency over the years.
 Made with Metreage 10023

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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